

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 6/16-17 Bloom Street Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$420,000 & \$460,000

### Median sale price

Median price \$410,000 \*House ☐ \*Unit ☒ Suburb Frankston  
Period - From July 2017 to June 2018 Source CoreLogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property             | Price     | Date of sale |
|--|-----------|--------------|
| 1 /68-70 Roberts Street Frankston VIC 3199 | \$438,000 | 08-May-18    |
| 2 3/12-14 Hill Street Frankston VIC 3199   | \$450,000 | 27-Mar-18    |
| 3 2/35-37 Screen Street Frankston VIC 3199 | \$470,000 | 10-May-18    |



OBrien Real Estate