

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 38 Golconda Avenue Frankston VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$570,000

Median sale price

Median price \$605,538 House x Suburb Frankston

Period - From 1 Aug 2018 to Current Source www.realestate.com.au

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 |
|--|-----------|---------------|
| 21 Kashmir Crescent Frankston VIC 3199 | \$561,650 | 12 April 2018 |
| 27 Wangarra Road Frankston VIC 3199 | \$570,000 | 5 March 2018 |
| 3 Hampden Avenue Frankston VIC 3199 | \$590,000 | 3 March 2018 |