

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 4 Pembroke Avenue Frankston VIC 3199

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$666,500 House x Suburb Frankston

Period - From 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
3 Giselle Court Frankston VIC 3199	\$645,000	May 2018
5 Inglenook Cres Frankston VIC 3199	\$625,000	April 2018
5 Taketa Cres Frankston VIC 3199	\$600,200	April 2018