

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 2/195 Beach Street Frankston VIC 3199

Indicative selling price

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

range between \$360,000 & \$396,000

Median sale price

Median price \$355,000

UNIT X

Suburb Frankston

Period - From May 2016 to May 2017

Core Logic

Comparable property sales

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 7/2 Campbell Street Frankston	\$362,000	14 March 2017
2 3/13 Reservoir Road Frankston	\$380,000	1 March 2017
3 2/22 Leonard Street Frankston	\$395,000	22 Feb 2017



OBrien Real Estate