

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 31 Wynden Drive FRANKSTON VIC 3199

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$565,000 House x Suburb Frankston

Period - From 1 May 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
91 Wangarra Road FRANKSTON VIC 3199	\$460,000	24 May 2019
18 Talara Court FRANKSTON VIC 3199	\$480,000	12 Feb 2019
15 Bunarong Drive FRANKSTON VIC 3199	\$485,000	28 May 2019