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## HOUSE Offered for Sale

23 Spray Street Frankston VIC 3199

 2  1  -

## Indicative Selling Price

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

Range between \$495,000 & \$540,000

## Median Sale Price

\$545,000 Houses in Frankston between Nov 2016 - Oct 2017

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                                                                     |                                                                                                                                                                                                                                                                                                                 |                             |                            |          |               |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------|----------|---------------|
|  | <b>57A Orwil Street Frankston VIC 3199</b><br> 2  1  1 | Sold Price <b>\$525,000</b> | Sold Date <b>31-Jul-17</b> |          |               |
|                                                                                     |                                                                                                                                                                                                                                                                                                                 |                             |                            | Distance | <b>0.2km</b>  |
|  | <b>33 Queen Street Frankston VIC 3199</b><br> 3  1  1  | Sold Price <b>\$576,500</b> | Sold Date <b>10-Sep-17</b> |          |               |
|                                                                                     |                                                                                                                                                                                                                                                                                                                 |                             |                            | Distance | <b>0.89km</b> |
|  | <b>1 Elliott Street Seaford VIC 3198</b><br> 2  1  2   | Sold Price <b>\$520,000</b> | Sold Date <b>25-Aug-17</b> |          |               |
|                                                                                     |                                                                                                                                                                                                                                                                                                                 |                             |                            | Distance | <b>1.16km</b> |

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