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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

46 Excelsior Drive Frankston North VIC 3200

 3  1  1

## Indicative Selling Price

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

Range between \$400,000 & \$440,000

## Median Sale Price

\$485,000 Houses in Frankston north between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**8 Tecoma Street Frankston North VIC 3200**

 3  1  2

Sold Price <sup>RS</sup> **\$420,000**

Sold Date **24-May-19**

Distance **0.74km**



**313 Frankston-Dandenong Road Frankston North VIC 3200**

 3  1  1

Sold Price **\$430,000**

Sold Date **21-May-19**

Distance **1.22km**



**18 Coolgardie Street Frankston North VIC 3200**

 3  1  1

Sold Price **\$420,000**

Sold Date **14-May-19**

Distance **1.18km**

**RS** = Recent sale **UN** = Undisclosed Sale

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