

## 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 5 Miranda Place Frankston

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$590,000 & \$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$525,000 \*House ☒ ☐ Suburb Frankston  
Period - From August 2016 July 2017 Source CORE LOGIC

### Comparable property sales (\*Delete A or B below as applicable)

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
1	27 Pinehill Drive Frankston	\$570,000	25 <sup>th</sup> March 2017
2	13 Kildare Court Frankston	\$650,000	1 <sup>st</sup> July 2017
3	1 Finisterre Court Frankston	\$641,000	15 <sup>th</sup> April 2017