

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

12 Benanee Drive Frankston VIC 3199

Indicative selling price

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

Single Price			or range \$4		0,000	&	\$539,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$590,500	*House	x	*Unit		Suburb	Frankston			
Period-from	01 Jun 2018	to 31	May 20	19 Source Corelogic		Corelogic				

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 6 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	
9 Benanee Drive Frankston VIC 3199	\$535,000	28-Mar-19	
5 York Court Frankston VIC 3199	\$518,500	20-Feb-19	
8 Greenbrier Court Frankston VIC 3199	\$515,000	20-Dec-18	

OR

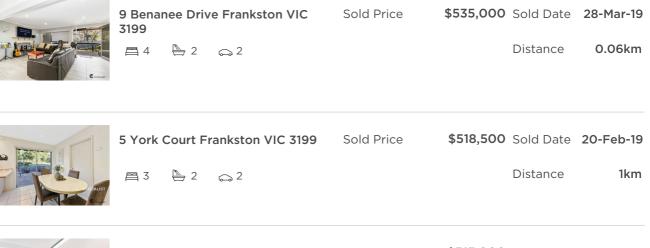
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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8 Gree 3199	nbrier C	ourt Frankston VIC	Sold Price	\$515,000	Sold Date	20-Dec-18
= 3	2				Distance	1.43km

RS = Recent sale UN = Undisclosed Sale

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