

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 675 Nepean Highway, Frankston South 3199

Indicative selling price

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

Fixed price \$989,000

Median sale price

Median price \$813,000

House ☒

Suburb Frankston South

Period - From 1 Jan 2017 to 22 Jan 2018

Source REA

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
1. 66 Brighton Street, Frankston South	\$927,500	19/10/17
2. 49 Fleetwood Crescent Frankston South	\$910,000	6/12/17
3. 22 Ronald Avenue Frankston South	\$947,000	1/1/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie – Mobile: 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 12th February 2018