

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 16 Cadby Place, Frankston South VIC 3199

Indicative selling price

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

Range between \$1,075,000 & \$1,175,000

Median sale price

Median price \$795,500 House ☒ Suburb Frankston South

Period - From 1 Nov 2016 to 06 Nov 17 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. 19 Mt Erin Cres, Frankston South	\$778,000	30/09/2017
2. 4 Sarah Place, Frankston South	\$825,000	25/10/2017
3. 69 Mt Erin Cres, Frankston South	\$825,000	12/10/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Bill Branthwaite – Mobile: 0438 148 858
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DATE Prepared: 15th November 17