

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

4 Mirang Court Frankston

Indicative selling price

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

Range Between \$490,000 & \$540,000

Median sale price

Median price

\$532,000

*House

x

Suburb

Frankston

Period - From

July 2017

to Current

Source

www.realestate.com.au

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. 3 Ashbrook Court Frankston	\$535,000	May 2016

- 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 six months.

