

# 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 112A Moorooduc Highway, Frankston South Victoria, 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$ 850,000 & \$ 930,000

### Median sale price

Median price \$829,000 House ☒ Suburb Frankston South

Period - From 01/09/2018 to 31/08/2018 Source CoreLogic

### 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
92 Moorooduc Highway, Frankston	\$941,000	14/06/2018
1 Barriedale Grove, Frankston South	\$920,000	17/03/2018
116 Moorooduc Highway, Frankston	\$820,000	16/07/2018

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Anna Bassett– Mobile: 0407 140 197  
Email: [anna.bassett@nl.com.au](mailto:anna.bassett@nl.com.au)

DATE Prepared: 14 September 2018