

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 2/12 Sycamore Road Frankston South VIC 3199

Indicative selling price

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

Range between \$ 590,000 & \$ 640,000

Median sale price

Median price \$575,000 Unit X Suburb Frankston South

Period - From 01 Oct 2017 to 30 Sept 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
1/153 Kars Street Frankston South VIC 3199	\$665,000	04-Sep-18
3/62 Screen Street Frankston VIC 3199	\$595,000	13-Jun-18
3/9 Beaconsfield Avenue Frankston VIC 3199	\$660,000	30-Apr-18

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

DATE Prepared: 10 October 2018