

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 3/47 Lardner Road Frankston VIC 3199

Indicative selling price

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

range between &

Median sale price

Median price *House | *Unit Suburb
Period - From to Source

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 3/195B Beach Street Frankston VIC 3199 | \$460,000 | 10-Jan-18 |
| 2 1/6 Frawley Street Frankston VIC 3199 | \$615,000 | 09-Dec-17 |
| 3 2/42 Kenilworth Avenue Frankston VIC 3199 | \$610,000 | 14-Sep-17 |



OBrien Real Estate