

## 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 32 Pine Street Frankston North 3200

### Indicative selling price

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

Range between \$500,000 & \$540,000

### Median sale price

Median price \$490,250 House x Suburb Frankston North

Period - From May 2018 to Current Source [www.realestate.com.au](http://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. 16 Forster Avenue Frankston North	\$550,000	January 2018
2. 29 Plantation Avenue Frankston North	\$537,000	April 2018
3. 17 Coolgardie Street Frankston North	\$530,000	November 2017