

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 13 Lee Street, Frankston, VIC 3199

Indicative selling price

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

Single price or range between \$560,000 & \$590,000

Median sale price

Median price \$585,000 Property type House Suburb FRANKSTON

Period - From 02/12/2019 to 02/06/2020 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
1 158 Frankston-flinders Road Frankston South	\$593,500	08/04/2020
2 4 Iranda Street Frankston	\$585,000	06/04/2020
3 10 Nott Avenue Frankston	\$582,000	15/01/2020

or

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.

This Statement of Information was prepared on: 02/06/2020