

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 80 Heatherhill Road Frankston

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$550,000 House x *Unit Suburb Frankston

Period - From August 2017 to current Source 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. 10 Margate Avenue Frankston	\$637,500	March 2017
2. 6 Leawarra Parade Frankston	\$647,000	April 2017

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.