

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 Unit 2/33 Hill Street FRANKSTON VIC 3199

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$542,250 Unit x Suburb Frankston

Period - From 1 Nov 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
3/179 Cranbourne Road FRANKSTON VIC 3199	\$482,000	8 Aug 2018
1/11 Parer Street FRANKSTON VIC 3199	\$480,000	6 Sept 2018
6/238 Cranbourne Road FRANKSTON VIC 3199	\$490,000	20 Sept 2018