

## 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

Level 3, Number 4/8 Ebdale Street, FRANKSTON

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$315,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$350,200

\*House

\*Unit

X

Suburb

Frankston

Period - From

Oct 2016

to

Nov 2017

Source

Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

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. 7/8 Ebdale Street, FRANKSTON	\$345,000	31/08/2017
2. 8/8 Ebdale Street, FRANKSTON	\$337,500	21/09/2017
3. 103/15 Ebdale Street, FRANKSTON	\$355,000	28/06/2017





O'Brien Real Estate