

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 3 Eula Court FRANKSTON VIC 3199

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$565,000 House x Suburb Frankston

Period - From 1 May 2018 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
26 Gretana Crescent FRANKSTON VIC 3199	\$520,000	25 Feb 2019
9 Narami Crescent FRANKSTON VIC 3199	\$540,000	21 Feb 2019
31 Coprosma Avenue FRANKSTON VIC 3199	\$555,000	4 April 2019