

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
Including suburb and
postcode 50 Yuille Street Frankston VIC 3199

Indicative selling price

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

range between \$720,000 & \$790,000

Median sale price

Median price \$510,000

House

Suburb Frankston

Period - From May 2016

to May 2017

Core Logic

Comparable property sales

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 Lyons Avenue Frankston South	\$753,299	27 May 2017
2	1 Waterman Place Frankston	\$733,000	13 May 2017
3	21 Banool Court Frankston South	\$752,000	11 Feb 2017



O'Brien Real Estate