

## 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 7 Darius Ave Frankston VIC 3199

### 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)

range between \$550,000 & \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$515,000 \*House ☒ \*Unit ☐ Suburb Frankston  
Period - From July 2016 to July 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 9 Lefevre court Frankston	\$600,000	24 <sup>th</sup> May 2017
2 8 Witternberg Ave Frankston	\$587,000	17 <sup>th</sup> June 2017
3 2 Casale court Frankston	\$564,000	20 <sup>th</sup> June 2017