

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 Brooklyn Avenue Frankston

Indicative selling price

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

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

Median sale price

(*Delete house or unit as applicable)

Median price \$505,000 *House ☒ ☐ 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.	14 Glenelg Avenue Frankston	\$475,000	24 th Feb 2017
2.	2 Warrain Street Frankston	\$565,000	18 th Jan 2017
3.	53 Raphael Crescent Frankston	\$550,000	7 th March 2017