

Ash Marton

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

59 McComb Boulevard Frankston South VIC 3199

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

## Median Sale Price

\$835,000 Houses in Frankston south between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**22 Bembridge Avenue Frankston South VIC 3199**

 3  1  2

Sold Price

**\$890,000**

Sold Date

**02-Aug-18**

Distance

**0.14km**



**49 Fleetwood Crescent Frankston South VIC 3199**

 3  1  2

Sold Price

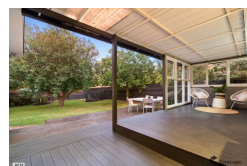
**\$910,000**

Sold Date

**06-Dec-17**

Distance

**0.18km**



**5 Ronald Avenue Frankston South VIC 3199**

 4  1  2

Sold Price

**\$900,000**

Sold Date

**30-Jul-18**

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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**85 McComb Boulevard Frankston South VIC 3199**

Sold Price

**\$857,500**

Sold Date

**13-Feb-18**

 3  1  2

Distance

**0.25km**



**26 Ronald Avenue Frankston South VIC 3199**

Sold Price

**\$849,500**

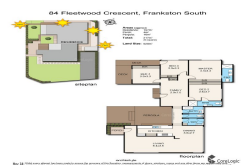
Sold Date

**07-Mar-18**

 3  2  1

Distance

**0.27km**



**84 Fleetwood Crescent Frankston South VIC 3199**

Sold Price

**\$825,000**

Sold Date

**01-Dec-18**

 4  2  2

Distance

**0.42km**

RS = Recent sale

UN = Undisclosed Sale

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