

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 45 Kashmir Crescent Frankston VIC 3199

Indicative selling price

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

Range between \$490,000 & \$540,000

Median sale price

Median price \$606,788 House x Suburb Frankston

Period - From 1 Sep 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
32 Alexander Crescent Frankston VIC 3199	\$521,000	2 Aug 2018
6 Genoa Court Frankston VIC 3199	\$510,000	17 July 2018
50 Lindrum Road Frankston VIC 3199	\$530,000	12 May 2018