

## 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 7/20 Williams Street Frankston

### Indicative selling price

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

Range between \$415,000 & \$425,000

### Median sale price

Median price \$390,000 \*Unit x Suburb Frankston

Period - From Jan 2018 to Current Source [www.realestate.com.au](http://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
1. 2/20 Williams Street Frankston	\$475,000	Dec 2017
2. 4/14 Williams Street Frankston	\$476,100	Sept 2017
3. 1/18 Nolan Street Frankston	\$451,500	Sept 2017