

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

Single price \$258,000 or range between \$* & \$

Median sale price

Median price 304,000 *House *unit X Suburb or locality Frankston
Period - From 2/08/2021 to 02/08/2022 Source Realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last 18 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
906/ 435 Nepean Highway, Frankston	\$300,000	05/07/2021
511/435 Nepean Highway, Frankston, Vic 3199	\$205,000	17/12/2021
2/61 Bayview Road, Frankston, Vic 3199	\$285,000	04/05/2022