

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 41 Stanley Street Frankston 3199

Indicative selling price

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

Single price \$* or range between \$495,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$625,000 *House Y *Unit Suburb Frankston 3199

Period - From 01/08/2017 to 20/08/2018 Source RP Data

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 22 Stanley street Frankston 3199	\$ 545,000	11/05/18
2 10 Stanley street Frankston 3199	\$ 556,000	17/03/18
3 111 Beach street Frankston 3199	\$ 540,500	18/04/18

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.