

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
Including suburb and
postcode 8 Naomi Court, Frankston 3199

Indicative selling price

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

Range Between \$570,000 & \$620,000

Median sale price

Median price \$615,000 House ☒ Suburb Frankston

Period - From 01 May 2107 to 21 May 2018 Source REA

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
25 Wattle Drive, Frankston 3199	\$600,000	21 Apr 2018
24 Isabella Crescent, Frankston 3199	\$625,000	13 Jun 2018
2 Wurrindi Court Frankston 3199	\$632,500	1 Jun 2018

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie
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