

# 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 6/26 Fairway Street, FRANKSTON

### Indicative selling price

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

Single price \$ or range between \$230,000 & \$253,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$340,000 \*House \*Unit X Suburb FRANKSTON

Period - From June 2016 to May 2017 Source Core Logic

### 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. 2/4 Cricklewood Avenue, FRANKSTON	\$ 306,000	02/03/17
2. 6/16-18 Walbundry Avenue, FRANKSTON	\$ 245,000	03/02/17
3. 24/392-394 Nepean Highway, FRANKSTON	\$ 250,000	13/03/17



OBrien Real Estate