

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 87 Aquarius Drive Frankston

Indicative selling price

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

range between \$500,000 & \$520,000

Median sale price

Median price \$483,500 *House ☒ Suburb Frankston Victoria 3199

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 63 Gattinara Drive Frankston VIC 3199	\$485,000	13-Dec-16
2 42 Leawarra Parade Frankston VIC 3199	\$530,000	06-May-17
3 64 Coogee Avenue Frankston VIC 3199	\$580,000	25-Mar-17



OBrien Real Estate