

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11/115 Willow Road, Frankston Vic 3199

Indicative selling price

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

Range between \$380,000

&

\$418,000

Median sale price

Median price \$380,000

Unit X

Suburb Frankston

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5/32 Pine Hill Dr FRANKSTON 3199	\$400,000	26/01/2017
3/61 Nursery Av FRANKSTON 3199	\$375,000	09/01/2017
9/100 Cranbourne Frankston Rd LANGWARRIN 3910	\$368,000	28/02/2017