

# 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 29 Pembroke Avenue Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$575,000

### Median sale price

Median price \$605,000 House x Suburb Frankston

Period - From 1 June 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### 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
4 Dianne Court Frankston	\$575,000	March 2018
74 Hillcrest Road Frankston	\$555,000	June 2018
6 Yarram Frankston	\$558,500	March 2018