

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 2a Ronald Avenue, Frankston South 3199

Indicative selling price

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

Range between \$790,000 & \$860,000

Median sale price

Median price \$813,000 House ☒ Suburb Frankston South

Period - From 01 Apr 2017 to 09 Apr 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
2/38 Cliff Road, Frankston	\$990,000	21/02/18
20 Grosvenor Street, Frankston South	\$878,000	19/02/18
102 Foot Street Frankston	\$870,000	23/4/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Nicholas Lynch
PH: 0411 121 356
nicholas.lynch@nl.com.au

DATE Prepared: 7th May 2018