

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 51a Yuille Street, Frankston 3199

Indicative selling price

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

Range \$850,000 & \$930,000

Median sale price

Median price \$625,000 House ☒ Suburb Frankston

Period - From 01/09/2017 to 03/09/2018 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
116 Williams Street, Frankston	\$925,000	17/06/2018
20 Bondi Avenue, Frankston	\$845,777	17/03/2018
42 Woodlands Grove, Frankston	\$815,000	14/04/2018

Property offered for sale by

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

DATE Prepared: 14th September 2018