

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 3088 Frankston Flinders Road, Balnarring 3926

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

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

Median sale price

Median price \$ 770,500 *House ☒ Suburb Balnarring

Period - From 01 Feb 2017 to 12 Feb 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
16 Seabreeze Street, Balnarring 3926	\$ 880,000	19/10/2017
1 Station Street, Balnarring 3926	\$ 735,000	16/11/2017
7 Sidney Street, Balnarring 3926	\$ 805,000	26/11/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Real Estate
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