

# 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 34/2 Spray Street, Frankston VIC 3199

### Indicative selling price

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

range between \$395,000 & \$430,000

### Median sale price

Median price \$410,000 Unit X Suburb Frankston

Period - From July 2017 to June 2018 Source CoreLogic

### 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
1) 32/2 Spray Street, Frankston VIC 3199	\$430,000	14/02/2018
2) 18/2 Spray Street, Frankston VIC 3199	\$402,000	04/06/2018
3) 11/44 Frank Street, Frankston VIC 3199	\$435,200	23/04/2018



OBrien Real Estate