

# 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 32B Sibyl Avenue, Frankston South 3199

### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

### Median sale price

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

Period - From 1/3/17 to 12/3/18 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
15 Tetragona Way, Frankston South 3199	\$1,318,500	25/1/18
52 Rosedale Grove, Frankston South 3199	\$1,200,000	3/12/17
7 Alicudi Avenue, Frankston South 3199	\$1,300,000	24/11/17

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Anna Bassett – Mobile: 0407 140 197  
Email: [anna.bassett@nl.com.au](mailto:anna.bassett@nl.com.au)

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