

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 157 Humphries Road, Frankston South, Victoria 3199

Indicative selling price

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

Single price \$* or range between \$1,750,000 & \$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median price \$803,500 *House ☒ *Unit ☐ Suburb Frankston South

Period - From May 17 to April 18 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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 – 209 Humphries Road, Frankston South	\$1,650,000	16 Jan 18
2 – 4/99-101 Humphries Road, Frankston South	\$1,850,000	6 mar 18
3 – 191 Humphries Road, Frankston South	\$2,020,000	25 Nov 18