

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 6 Blair Avenue, Frankston South 3199

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$737,000 House ☒ Suburb Frankston South

Period - From 1 June 2016 to 19 June 2017 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
1. 9 Gowrie Avenue, Frankston South	\$720,000	11/06/2017
2. 4 Pratt Avenue, Frankston South	\$737,000	21/02/2017
3. 10 Lyons Avenue, Frankston South	\$753,299	27/05/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie – 0414 674 963 Email: david.cowie@nl.com.au

DATE Prepared: 22nd June 2017