

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 24 McMurtry Way Frankston VIC 3199

Indicative selling price

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

Range between \$590,000 & \$650,000

Median sale price

Median price \$663,000 House x Suburb Frankston

Period - From July 2018 to Aug 2018 Source www.realestate.com.au

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
63 Brooklyn Avenue Frankston	\$655,000	2 March 2018
4 Rosewood Court Frankston	\$700,000	14 March 2018
4 Margate Avenue Frankston	\$700,000	1 May 2018