

# 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 4 Yuille 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$412,500 Unit x Suburb Frankston

Period - From 1 May 2018 to Current Source [www.realestate.com.au](http://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
8/68-70 Nolan Street FRANKSTON VIC 3199	\$495,000	26 April 2019
4/22-24 Denbigh Street FRANKSTON VIC 3199	\$470,000	18 Dec 2018
2/3 Leslie Street FRANKSTON SOUTH VIC 3199	\$465,000	24 Mar 2019