

# 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 27 Milford Crescent FRANKSTON VIC 3199

### Indicative selling price

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

Single price \$460,000

### Median sale price

Median price \$590,000

House ☒

Suburb Frankston

Period - From 1 Mar 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
44 Sassafras Drive FRANKSTON VIC 3199	\$455,000	12 Mar 2019
70 Belar Avenue FRANKSTON VIC 3199	\$464,600	25 Sept 2018
6 Illira Avenue FRANKSTON VIC 3199	\$470,000	23 Oct 2018