

# 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 1/33 Ithaca Road, Frankston South

### Indicative selling price

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

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

### Median sale price

Median price \$795,750 House ☒ Suburb Frankston South

Period - From 1 Nov 2016 to 20 Nov 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. 28a Gweno Avenue, Frankston	\$860,000	07/10/2017
2. 13 Leslie Street, Frankston South	\$760,000	16/09/2017
3. 24 Picnic Street, Frankston South	\$800,000	17/08/2017

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Nicholas Lynch – Mobile: 0411 121356  
Email: [nicholas.lynch@nl.com.au](mailto:nicholas.lynch@nl.com.au)

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