

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 14 Gulls Way, Frankston South VIC 3199

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$775,000 House ☒ Suburb Frankston South

Period - From 1 Sept 2016 to 25 Sept 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. 6 Yamala Drive, Frankston South	\$4,350,000	01/09/2017
2. 557 Nepean Highway, Frankston	\$2,150,000	15/06/2017
3. 25 Jacksons Road, Mount Eliza	\$2,050,000	06/07/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 11th October 2017