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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Hickory Crescent Frankston North VIC 3200

 3  1  2

## 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 & \$475,000

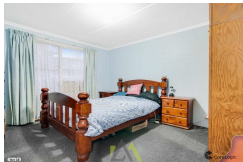











## Median Sale Price

\$501,000 Houses in Frankston north between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>16 Jenkins Street Frankston North VIC 3200</b>	Sold Price	<b>\$450,000</b>	Sold Date	<b>05-Dec-18</b>
	 3  1  2			Distance	<b>0.53km</b>
	<b>3 Norfolk Crescent Frankston North VIC 3200</b>	Sold Price		Sold Date	<b>30-Oct-18</b>
	 3  1  2			Distance	<b>0.61km</b>
	<b>4 Lindsay Street Frankston North VIC 3200</b>	Sold Price	<sup>RS</sup> <b>\$462,000</b>	Sold Date	<b>02-Jan-19</b>
	 3  1  2			Distance	<b>0.67km</b>

RS = Recent sale UN = Undisclosed Sale

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