

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 16 Denbigh Street, Frankston 3199

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$515,000 ☒ House Suburb Frankston Vic

Period - From 1 May 2016 to 24 May 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. 2 Denbigh Street, Frankston	\$750,000	20/03/2017
2. 34 Denbigh Street, Frankston	\$785,000	4/03/2017
3. 7 The Range, Frankston	\$790,000	29/04/2017

Property offered for sale by

Agent Name and
Contact Details David Cowie – 0414 674 963 E – david.cowie@nl.com.au

DATE Prepared: 26th May 2017