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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

4/14-22 Mount View Court Frankston VIC 3199

 2  1  1

### Indicative Selling Price

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

Range between \$340,000 & \$374,000

### Median Sale Price

\$435,000 Units in Frankston between 01 Apr 2018 - 31 Mar 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>1/25 Cranbourne Road Frankston VIC 3199</b>                                                                                                                                                                                                                    | Sold Price | <b>\$330,000</b> | Sold Date | <b>04-Mar-19</b> |
|                                                                                     |  2  1  1 |            |                  | Distance  | <b>0.99km</b>    |
|  | <b>20 Long Street Frankston VIC 3199</b>                                                                                                                                                                                                                          | Sold Price | <b>\$385,000</b> | Sold Date | <b>05-Dec-18</b> |
|                                                                                     |  2  1  2 |            |                  | Distance  | <b>1.05km</b>    |
|  | <b>9/8 Reservoir Road Frankston VIC 3199</b>                                                                                                                                                                                                                      | Sold Price | <b>\$345,000</b> | Sold Date | <b>12-Jan-19</b> |
|                                                                                     |  2  1  1 |            |                  | Distance  | <b>1.18km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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