

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 SAVANNAH COURT, FRANKSTON. VICTORIA 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$610,000

&

\$671,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$576,000

*House

X

*Unit

Suburb
or locality

FRANKSTON

Period - From

AUGUST
2017

to

JANUARY 2018

Source

RP DATA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
6 SAVANNAH COURT, FRANKSTON.VICTORIA	\$630,000	12/09/2017
5 ELENYA COURT, FRANKSTON. VICTORIA	\$625,000	11/01/2018
17 ARABIL STREET, FRANKSTON. VICTORIA	\$625,000	30/01/2018



OBrien Real Estate