

Sam Bucca

P 8781 3888

M 0412 755 544

E sam.bucca@eview.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Devon Court Frankston VIC 3199

 3  1  1

## Indicative Selling Price

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

Single Price **\$420,000 - \$460,000**

## Median Sale Price

\$605,000 Houses in Frankston 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.



**6 Illira Avenue Frankston VIC 3199** Sold Price **\$470,000** Sold Date **29-Nov-18**

 3  1  2

Distance **1.3km**



**3 Cassia Grove Frankston VIC 3199** Sold Price **\$480,000** Sold Date **11-Dec-18**

 3  1  1

Distance **2.3km**



**8 Mirang Court Frankston VIC 3199** Sold Price **\$487,200** Sold Date **21-Nov-18**

 3  1  2

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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