

## 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 1/27-29 McMahons Road Frankston

### Indicative selling price

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

Range between \$295,000 & \$325,000

### Median sale price

Median price \$370,500 Unit x Suburb Frankston

Period - From November 2017 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### 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. 17/63 Frankston Flinders Road Frankston	\$320,000	August 2017
2. 6/38 Cranbourne Road Frankston	\$305,000	August 2017
3. 1/6 Reservoir Road Frankston	\$329,000	June 2017