

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 31 Wangarra Road Frankston VIC 3199

Indicative selling price

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

or range between \$565,000 & \$610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000 *House ☒ ☐ Suburb Frankston
Period - From 1st Dec 2016 to 4th Dec 2017 Source realestate.com.au

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

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	18 Frawley Street Frankston, VIC, 3199	\$603,000	23 rd Sep 2017
2	25 Coprosma Avenue Frankston, VIC, 3199	\$615,000	9 th Dec 2017
3	5 Carramar Drive Frankston, VIC, 3199	\$570,000	13 th Sep 2017