

Statement of Information

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 11 Omaroo Road Frankston 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 \$535,000 & \$585,000

Median sale price

(*Delete house or unit as applicable)

Median price \$532,000 *House ☒ *Unit ☐ Suburb Frankston 3199

Period - From 1 / 7 / 2016 to 3 / 7 / 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) 7 Graeme Street Frankston 3199	\$581,000	13 / 5 / 2017
2) 10 Camden Court Frankston 3199	\$538,000	19 / 06 / 2017
3) 14 Berringa Street Frankston 3199	\$570,000	24 / 06 / 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.