

# 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 45 Murawa Street, Frankston 3199

### Indicative selling price

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

Single price \$ or range between \$ 480,000 & \$ 528,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$ 615,000 \*House ☒ \*Unit ☐ Suburb Frankston 3199

Period - From February 2018 to August 2018 Source RP Data

### 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. 2 Balcombe Street, Frankston 3199	\$ 570,000	20/2/2018
2. 3 Magnolia Court, Frankston 3199	\$ 583,000	1/8/2018
3 74 Frankston-Flinders Road, Frankston 3199	\$ 595,000	24/7/2018