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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Hayden Avenue 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)

Range between \$450,000 & \$490,000

## Median Sale Price

\$590,500 Houses in Frankston between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**21 Washington Drive Frankston VIC 3199** Sold Price <sup>RS</sup> **\$480,000** Sold Date **21-Mar-19**  
 4  2  2 Distance **0.15km**



**9 Amber Avenue Frankston VIC 3199** Sold Price <sup>RS</sup> **\$460,000** Sold Date **05-Jun-19**  
 3  1  2 Distance **0.31km**



**10 Lantana Court Frankston VIC 3199** Sold Price **\$481,000** Sold Date **18-Oct-18**  
 3  1  1 Distance **0.4km**

**RS** = Recent sale **UN** = Undisclosed Sale

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