

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 31a Bayview Road, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$650,000

Median sale price

Median price \$350,600 Unit X Suburb Frankston

Period - From 1 July 2017 to 10 July 2017 Source REA

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. 5/19 Jasper Terrace, Frankston	\$601,000	5 April 2017
2. 3/9 Denbigh Street, Frankston	\$560,000	12 March 2017
3. 3/7 George Street, Frankston	\$615,000	8 March 2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
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