

# 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

4 Golconda Avenue, Frankston Vic 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

range between

\$490,000

&

\$539,000

### Median sale price

Median price

\$564,000

House

X

Suburb

Frankston

Period - From

June 2017

to

Sep 2017

Source

CoreLogic

### 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	53 Ashleigh Avenue, Frankston	\$ 535,000	01/08/2017
2	13 Blackheath Avenue, Frankston	\$ 537,000	01/11/2017
3	10 Durley Close, Frankston	\$ 553,000	18/08/2017



OBrien Real Estate