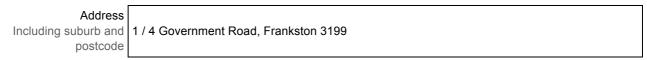
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale



#### Indicative selling price

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

Range between	\$350,000	&	\$380,000
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#### Median sale price

Median price	\$360,000	Un	iit X	Suburb	Fran	kston	
Period - From	1 Sept 2016	to 4	Sept 2017	So	urce	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. 3/1 Allenby Street, Frankston	\$335,000	23/05/2017
2. 9/33-35 Cranbourne Road, Frankston	\$362,000	28/04/2017
3. 3/5 Heath Avenue, Frankston	\$405,000	26/04/2017

### Property offered for sale by

Agent Name and Contact Details

Nicholas Lynch Pty Ltd

Dean McPherson – Mobile 0412 857 440

Email: dean.mcpherson@nl.com.au

DATE Prepared: 13<sup>th</sup> September 2017

