

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 7 MANCHELLE CLOSE, FRANKSTON SOUTH

Indicative selling price

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

Single price \$* or range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$846,000 Property type HOUSE Suburb FRANKSTON SOUTH

Period - From 01/10/2019 to 31/12/2019 Source REIV

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. 103 HUMPHRIES ROAD, FRANKSTON SOUTH	\$ 1,850,000	04/12/2019
2. 187 HUMPHRIES ROAD, FRANKSTON SOUTH	\$ 2,400,000	03/03/2020
3. 9 MEADOW LANE, MOUNT ELIZA	\$ 2,057,000	15/10/2019

This Statement of Information was prepared on: 17/03/2020