



# OBrien Real Estate

*Statement of Information in Accordance with S.47AF of the Estate Agent's Act 1980*

Address | 58 Lucerne Crescent Frankston Vic 3199

Indicative selling price | \$530,000 - \$580,000

Median home sale price in Frankston 1 April 2018 - Current | \$650,000

## Comparable Sales

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.

33 Whitford Way Frankston | Sold price \$580,000 | 27 Feb 2019

29 Carramar Drive Frankston | Sold price \$585,000 | 13 Feb 2019

136 Heatherhill Road Frankston | Sold price \$600,000 | 5 April 2019



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