

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 7 Hill Street Frankston VIC 3199

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 \$450,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price *House x *Unit Suburb Frankston
Period - From Oct 2016 to Sep 2017 Source Core Logic

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
14 Kurong Avenue Frankston	\$480,000	20 April 2017
53 Ashleigh Avenue Frankston	\$535,000	1 August 2017
72 Roberts Street Frankston	\$550,000	15 August 2017

