

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 57 Dandenong Road East Frankston

Indicative selling price

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

Range between \$490,000 & \$540,000

Median sale price

Median price \$552,500 *House x Suburb Frankston

Period - From January 2018 to Current Source www.realestate.com.au

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. 67 Dandenong Road East Frankston	\$490,000	November 2017
2. 2/14 Cricklewood Ave Frankston	\$558,000	Dec 2017
3. 5A Cricklewood Ave Frankston	\$550,000	Jan 2018