

Statement of Information

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

103 Dalpura Circuit, 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

\$555,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$620,000

*House

X

*Unit

Suburb

Frankston

Period - From

SEPT2017

to

AUG 2018

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
1. 41 Milford Crescent, Frankston, VIC 3199	\$548,000	19/05/18
2. 68 Carramar Drive, Frankston, VIC 3199	\$550,000	10/06/18
3. 6 Yarram Court, Frankston, VIC 3199	\$558,500	25/03/18