

# 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 306/435 Nepean Highway Frankston

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$295,000 & \$320,000

### Median sale price

Median price \$430,000 Unit X Suburb Frankston

Period - From 1/7/17 to 2/7/18 Source REA

### 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
101/44 Beach Street Frankston	\$291,500	8/4/18
3/435 Nepean Highway Frankston	\$430,000	20/3/18
203/38 Playne Street Frankston	\$245,000	10/4/18

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
David Cowie – Mobile: 0414 674 963  
Email: david.cowie@nl.com.au

DATE Prepared: 11<sup>th</sup> July 2018