# Statement of Information Single residential property located in the Melbourne metropolitan area

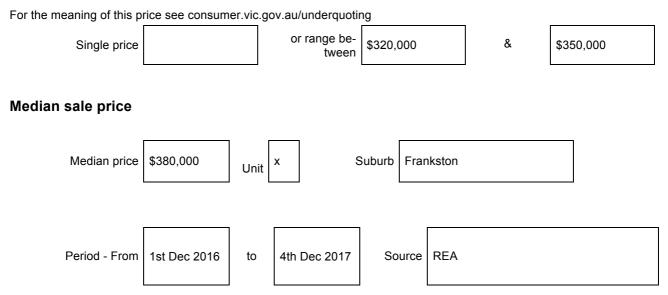
Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

Apt 306/435 Nepean Highway Frankston 3199

### Indicative selling price



#### Comparable property sales:

**A**<sup>\*</sup> 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
11/392-394 Nepean Highway, Frankston	\$330,000	02/08/17
116/435 Nepean Highway, Frankston	\$330,000	01/07/17
42/392-394 Nepean Highway, Frankston	\$340,000	19/07/17

#### Property offered for sale by

Agent Name and Contact Details 0438 238 453

## DATE Prepared: 7<sup>th</sup> December 2017

