

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

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

Single price

or range be-
tween

\$320,000

&

\$350,000

Median sale price

Median price

\$380,000

Unit

Suburb

Frankston

Period - From

1st Dec 2016

to

4th Dec 2017

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 |
|--------------------------------------|-----------|--------------|
| 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

Patrick Cornish
0438 238 453

DATE Prepared: 7th December 2017