



## 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)

431 Frankston - Dandenong Road, Frankston North, 3200

### Indicative selling price

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

Single Price

or range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$470,000

Property type

House

Suburb

Frankston North, 3200

Period from

04/10/2017

to

04/02/2018

Source

REA

### Comparable property sale

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

373 Frankston Dandenong Road, FRANKSTON NORTH, 3200 Victoria

\$475,000

29/12/2017

17 Aurea Court, FRANKSTON NORTH, 3200 Victoria

\$491,000

15/11/2017

16 Aleppo Crescent, FRANKSTON NORTH, 3200 Victoria

\$498,000

10/11/2017