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	2 Mitre Court Frankston North

Indicative selling price

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

Range between	$440,000	&	$470,000

Median sale price

Median price	$378,000	House	Yes	Suburb	Frankston North
Period - From	May 2017	to	Current	Source	www.realestate.com.au

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
1. 15 Excelsior Drive Frankston North	$455,000	March 2017
2. 119 Monterey Blvd Frankston North	$475,000	February 2017
3. 15 Bundy Court Frankston North	$441, 500	Jan 2017