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	16 Forster Avenue Frankston North VIC 3200

Indicative selling price

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

	range between	$530,000	&	$570,000

Median sale price

Median price	$425,000	*House	X	*Unit	Suburb	Frankston North
Period - From	Dec 2016	to	Nov 2017		Source	CoreLogic

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 5 Lambert Street Frankston North VIC 3200	$550,000	16-Oct-17
2 59 Monterey Boulevard Frankston North VIC 3200	$525,000	08-Nov-17
3 29 Monterey Boulevard Frankston North VIC 3200	$547,000	09-Nov-17

OBrien Real Estate