Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	17 Towerhill Road, Frankston South 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

	Single price		Lower price		Higher price
House	$*	Or range between	$650,000	&	$715,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	$752,500			Suburb	FRANKSTON SOUTH
Period - From	Oct 2016	To	Sept 2017	Source	CoreLogic (RP Data)

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

House	Address of comparable unit	Price	Date of sale
	64 Mount Erin Crescent, Frankston South	$670,000	23/06/17
	3 Shearer Court, Frankston South	$687,000	09/09/17
	43 Blaxland Avenue, Frankston South	$620,000	25/07/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.