OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 03 May 2017

House Offered for Sale

7 Amberley Crescent Frankston South VIC 3199

3 2 2

Indicative Selling Price

$690,000 — $750,000

Median Sale Price of Houses in Frankston South between Feb 2016 - Jan 2017

$690,000 (Source: CoreLogic)

Comparable Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



9 Albany Place Frankston South VIC 3199

3 2 2

Sold Price	**$708,500**
Sold Date	06-Feb-17
Distance	1.37km



7 Idon Avenue Frankston South VIC 3199

5 3 2

Sold Price	**$760,000**
Sold Date	27-Nov-16
Distance	0.24km

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