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	31 Dell Road Frankston

Indicative selling price

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

Range between:	$570,000	&	$620,000

Median sale price

Median price	$520,000	House	x	Suburb	Frankston
Period - From	July 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. 12 Victoria Parade Frankston	$616,000	Feb 2017
2. 10 Petrie Street Frankston	$591,000	Feb 2017

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