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	4/41B Culcairn Drive Frankston South

Indicative selling price

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

Range between	$460,000	&	$500,000

Median sale price

Median price	$425,000	House	x	Suburb	Frankston South
Period - From	September 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. 185A Frankston- Flinders Road Frankston South	$480,000	August 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.