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	11 Lambert Street Frankston North

Indicative selling price

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

Range between	$570,000	&	$615,000

Median sale price

Median price	$452,000	*House	x	Suburb	Frankston
Period - From	November	to	Current 2017	Source	www.realestate.com.au

Comparable property sales

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.