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	30 Heritage Avenue Frankston South

Indicative selling price

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

	or range between	$650,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median price	$795,750	*House	x	*Unit	Suburb	Frankston South
Period - From	1st Nov 2016	to	20th Nov 2017		Source	Realestate.com.au

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

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	105 Casuarina Drive Frankston South	$680,000	10th Nov 2017
2	39 Blaxland Avenue Frankston South	$685,000	21st Jul 2017
3	18 Blaxland Avenue Frankston South	$665,000	30th Aug 2017