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	4/311-317 Cranbourne Road Frankston VIC 3199

Indicative selling price

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

Single price	$	or range between	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median price	$391,375	*House		*Unit	x	Suburb	Frankston
Period - From	1st May 2018	to	14th May 2018			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
22/311-317 Cranbourne Road Frankston	$410,000	5th Feb 2018
8/115 Willow Road Frankston	$401,000	5th Dec 2017
1/190 Karingal Drive Frankston	$427,000	20th Dec 2017