

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

34 Nodding Crescent Frankston North 3200

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$\*  or range between \$520,000.00 & \$565,000.00

### Median sale price

(\*Delete house or unit as applicable)

Median price \$467,000.00 \*House  x \*unit  Suburb or locality Frankston North 3200

Period - From  Oct 2017 to  Jan 2018 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. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
29 Monterey Blvd Frankston North	\$547,000.00	24/10/2017
5 Lambert St Frankston North	\$550,000.00	05/10/2017
51 Brunning Cres Frankston North	\$527,000.00	16/01/2018