

# 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 64 Moorooduc Highway, Frankston South 3199

### Indicative selling price

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

Range between \$800,000 & \$880,000

### Median sale price

Median price \$755,000 House  Suburb Frankston South

Period - From 1 August 2016 to 7 August 2017 Source REA

### 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. 10 Mountain Avenue, Frankston South	\$825,000	22/04/2017
2. 16 Mountain Avenue, Frankston South	\$850,000	18/04/2017
3. 8 Paratea Avenue, Frankston South	\$1,050,000	20/07/2017

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
David Cowie – Mobile: 0414 674 963  
Email: david.cowie@nl.com.au

DATE Prepared: 11<sup>th</sup> August 2017