



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

269a Humphries Road, FRANKSTON SOUTH VIC 3199

### Indicative Selling Price

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

RANGE from \$1,295,000 - \$1,395,000

Median Selling Price \$813,000

House: X Suburb: Frankston

Period from 01/01/2018 - 27/07/2018 Source RP Data

### Comparable Property Sales

a. These are the three properties sold within two kilometres of the property for sale in the last six months that Taylor and Co Realty's Estate Agent Kristy Taylor consider to be most comparable to the property for sale.

Address of Comparable Property	Price	Date of Sale
1. 06 Paratea Aveue, Frankston South	\$1,275,000	18 June 2018
2. 85 Winona Road, Mount Eliza	\$1,290,000	05 March 2018
3. 128 Winona Road, Mount Eliza	\$1,185,500	08 March 2018