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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

8 Casale Court, Frankston
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### Indicative selling price

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

\$	\$580,000	&	\$630,000
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### Median sale price

Median price

\$600,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Frankston
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Period - From

Nov 2017	to	May 2018	Source	REIV propertydata.com.au
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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. 3 Casale Court, Frankston	\$630,000	03/04/18
2. 102 Franciscan Avenue, Frankston	\$625,000	11/12/17
3. 6 Tralea Place, Frankston	\$600,000	09/12/17

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.

## Additional information about comparable sales.



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**Frankston 3 Casale Court, Frankston**

**3 BED 2 BATH 2 CAR**

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**METHOD** Private Sale  
**TYPE** House  
**LAND** 679m2



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**Frankston 102 Franciscan Avenue**

**3 BED 1 BATH 1 CAR**

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**METHOD** Private Sale  
**TYPE** House  
**LAND** 644m2



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**Frankston 6 Tralea Place**

**3 BED 1 BATH 2 CAR**

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**METHOD** Auction  
**TYPE** House  
**LAND** 651m2