

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 122b Gould St, Frankston, Victoria 3199

Indicative selling price

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

Range between \$2,700,000 & \$2,950,000

Median sale price

(*Delete house or unit as applicable)

Median price \$541,250

House

Suburb Frankston

Period - From 1 August 2016 to 7 August 2017

Source REA

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1 2 Beach Street, Frankston, Victoria 3199	\$2,430,000	15/03/2017
2 26A Gould Street, Frankston, Victoria 3199	\$2,710,000	9/12/2016
3 28 Gould Street, Frankston, Victoria 3199	\$2,100,000	21/2/2017

Property offered for sale by

Agent Name and
Contact Details Leanne Williams Mobile: 0412 725 526
Email: leanne.williams@nl.com.au

DATE Prepared: 10th August, 2017