

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

98 Rosemary Crescent, Frankston North Vic 3200

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$430,000

Median sale priceMedian price \$491,500 House Unit Suburb Frankston North

Period - From 01/07/2017 to 30/09/2017 Source REIV

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.

	Address of comparable property	Price	Date of sale
1	7 Candlebark Cr FRANKSTON NORTH 3200	\$430,000	05/09/2017
2	11 Nodding Av FRANKSTON NORTH 3200	\$420,000	23/08/2017
3	2 Kintal Ct FRANKSTON 3199	\$400,000	02/07/2017

OR

~~**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.~~