

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

59 Carramar Drive Frankston

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$580,000 *House ☒ *Unit ☐ Suburb Frankston
Period - From Jan 2017 to Jan 2018 Source Realestate.com.au

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	12 Emerson Close Frankston	\$550,500	15 th Sep 2017
2	17 Palkana Street Frankston	\$538,000	27 th Nov 2017
3	51 Dunsterville Crescent Frankston	\$535,000	13 th Dec 2017