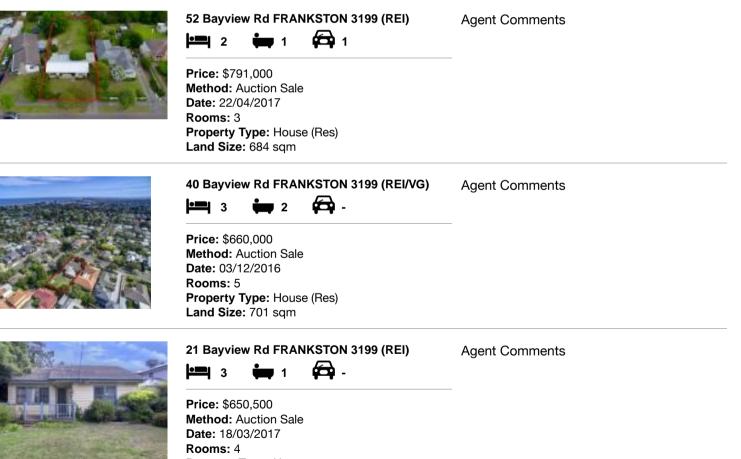




Rooms: Property Type: House Land Size: 650 sqm Agent Comments Indicative Selling Price \$650,000 - \$710,000 Median House Price March quarter 2017: \$557,000

Comparable Properties



Rooms: 4 Property Type: House Land Size: 651 sqm

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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 | 56 Bayview Road, Frankston Vic 3199 |
|----------------------|-------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

| Ear tha | mooning | of thic | nrino con | consumer.vic. | aov 01/11 | adarguating |
|---------|----------|---------|-----------|---------------|-----------|-------------|
| | nearning | 01 1115 | plice see | consumer.vic. | yov.au/ui | luerquoting |

| Range betweer | \$650,000 | | & | \$710,000 | | | | | | |
|-------------------|------------|--------|----------|-----------|---------------|--|--|--|--|--|
| Median sale price | | | | | | | | | | |
| Median price | \$557,000 | Hous | e X | Subi | urb Frankston | | | | | |
| Period - From | 01/01/2017 | to 31/ | /03/2017 | Source | EIV | | | | | |

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 |
|--------------------------------|-----------|--------------|
| 52 Bayview Rd FRANKSTON 3199 | \$791,000 | 22/04/2017 |
| 40 Bayview Rd FRANKSTON 3199 | \$660,000 | 03/12/2016 |
| 21 Bayview Rd FRANKSTON 3199 | \$650,500 | 18/03/2017 |

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