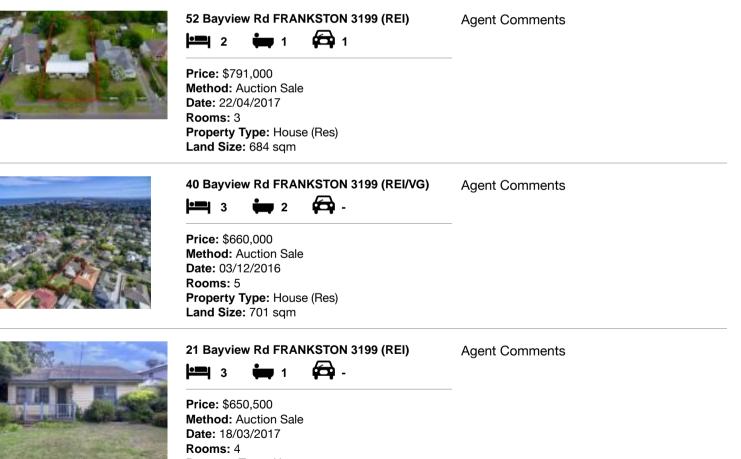




Rooms: Property Type: House Land Size: 650 sqm Agent Comments Indicative Selling Price \$650,000 - \$710,000 Median House Price March quarter 2017: \$557,000

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

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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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