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	**1510 FRANKSTON FLINDERS ROAD**
Suburb & post code	**TYABB VICTORIA 3913**

Indicative selling price

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

Single price $* or range between **$670,000** **$720,000**

Median sale price $710,000 Real Estate.com.au September 2023-August 2024

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
1492 Frankston Flinders Road Tyabb	$690,000	July 2024
12 Central Avenue Tyabb	$705,000	August 2024
17 Lima Avenue Tyabb	$680,000	August 2024

This Statement of Information was prepared on: 11/09/2024