



## 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

**1492 FRANKSTON FLINDERS ROAD**

Suburb & post  
code

**TYABB 3913 VICTORIA**

### Indicative selling price

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

Single price

\$\*

or range between

**680,000**

**\$735,000**

**Median sale price \$715,000.00 Realestate.com.au May 2023-April 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.

This Statement of Information was prepared on: **MAY 20<sup>TH</sup> 2024**