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 suburb and postcode

7 Elenya Court Frankston VIC 3199

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 | \$570,000 | & | \$600,000 |
|-------------------|---------------------|-----------|---|-----------|
| Median sale price | | | | |

(*Delete house or unit as applicable)

| Median Price | \$606,625 | Prope | perty type House | | Suburb | Frankston | |
|--------------|-------------|-------|------------------|------|--------|-----------|-----------|
| Period-from | 01 Oct 2019 | to | 30 Sep 2 | 2020 | Source | | Corelogic |

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 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 | |
|--------------------------------------|-----------|--------------|--|
| 4 Birch Grove Frankston VIC 3199 | \$605,000 | 26-Jun-20 | |
| 112 Wangarra Road Frankston VIC 3199 | \$580,000 | 12-Aug-20 | |
| 6 Garrylawn Court Frankston VIC 3199 | \$560,000 | 19-Aug-20 | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

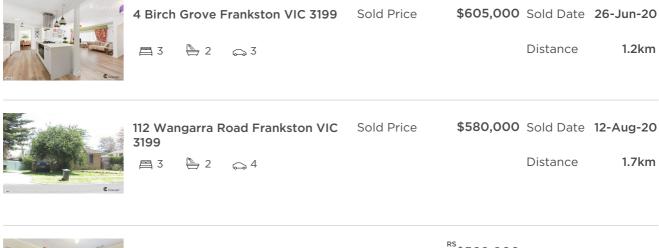
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| The second se | 6 Garrylawn Co 3199 | urt Frankston VIC | Sold Price | [₨] \$560,000 | Sold Date | 19-Aug-20 | |
|---|------------------------|-------------------|------------|------------------------|-----------|-----------|--|
| | 📇 3 🕒 2 | ç⊋ 2 | | | Distance | 1.7km | |

RS = Recent sale UN = Undisclosed Sale

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