



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

25 Lucerne Cres,  
FRANKSTON 3199

House

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$500,000 - \$550,000**

### Median sale price

Median **House** for **FRANKSTON** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$618,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 Garrylawn Court,**  
Frankston 3199

Price **\$546,300** Sold 26 May  
2018

**68 Carramar Drive,**  
Frankston 3199

Price **\$550,000** Sold 03 July  
2018

**41 Milford Cres,**  
Frankston 3199

Price **\$548,000** Sold 19 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Langwarrin

Shop 5b, 230 Frankston -  
Cranbourne Rd,  
Langwarrin VIC 3910

### Contact agents



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**RayWhite**