

## 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

11/337A NEPEAN HIGHWAY FRANKSTON VIC 3199

### 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

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/29 GAIROLOCH DRIVE FRANKSTON VIC 3199	\$280,000	18-Jul-23
2/30 HADLEY STREET SEAFORD VIC 3198	\$285,000	12-Sep-23

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.

This Statement of Information was prepared on: 06 October 2023



**4/29 GAIRLOCH DRIVE  
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$280,000** Sold Date **18-Jul-23**

Distance **1.16km**



**2/30 HADLEY STREET SEAFORD  
VIC 3198**

 1  1  -

Sold Price <sup>RS</sup> **\$285,000** Sold Date **12-Sep-23**

Distance **1.66km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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