## 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

121/325 NEPEAN HIGHWAY 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 strange between \$185,000 & \$203,500	ingle Price	' <del>rice</del>	or range between	\$185,000	&	\$203,500
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$510,000	Prop	erty 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.

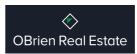
Address of comparable property	Price	Date of sale
16/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	10-Jul-23
4/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	23-Sep-21
32/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$237,000	30-Apr-22

#### 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: 10 October 2023





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16/325 NEPEAN HIGHWAY **FRANKSTON VIC 3199** 

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Sold Price

\$185,000 Sold Date 10-Jul-23

Distance 0km



4/325 NEPEAN HIGHWAY **FRANKSTON VIC 3199** 

**=** 2 ₾ 1 Sold Price

Sold Date 23-Sep-21

Distance 0km



32/325 NEPEAN HIGHWAY **FRANKSTON VIC 3199** 

**=** 2

□ 1

Sold Price

**\$237,000** Sold Date **30-Apr-22** 

Distance

0km

**RS** = Recent sale

UN = Undisclosed Sale

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