

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$185,000

&

\$203,500

### 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

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



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

 2  1  1

Sold Price

**\$185,000**

Sold Date

**10-Jul-23**

Distance

**0km**



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

 2  1  1

Sold Price

Sold Date

**23-Sep-21**

Distance

**0km**



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

 2  1  1

Sold Price

**\$237,000**

Sold Date

**30-Apr-22**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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