

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

123/325 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

\$95,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 2024

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

4/38 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$285,000	14-Dec-23
6/9-11 HANNAH STREET SEAFORD VIC 3198	\$261,000	18-Dec-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: 28 February 2024

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**4/38 BAINBRIDGE AVENUE
SEAFORD VIC 3198**

Sold Price **\$285,000** Sold Date **14-Dec-23**

 1  1  1

Distance **0.95km**



**6/9-11 HANNAH STREET SEAFORD
VIC 3198**

Sold Price **\$261,000** Sold Date **18-Dec-23**

 1  1  1

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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