

## 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

13/339-341 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

13/298-300 NEPEAN HIGHWAY SEAFORD VIC 3198	\$425,000	07-Jan-24
2/31-33 LEWIS STREET FRANKSTON VIC 3199	\$416,000	30-Oct-23
1/15-17 FAIRWAY STREET FRANKSTON VIC 3199	\$420,500	14-Nov-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: 25 January 2024



**13/298-300 NEPEAN HIGHWAY  
SEAFORD VIC 3198**

 2  1  1

Sold Price

<sup>RS</sup> **\$425,000**

Sold Date **07-Jan-24**

Distance **0.6km**



**2/31-33 LEWIS STREET  
FRANKSTON VIC 3199**

 3  1  -

Sold Price

**\$416,000**

Sold Date **30-Oct-23**

Distance **0.62km**



**1/15-17 FAIRWAY STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$420,500**

Sold Date **14-Nov-23**

Distance **0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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