

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

24/402 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

1/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$380,000	29-Mar-23
2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$370,000	20-Mar-23
13/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$462,500	24-May-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: 15 August 2023



**1/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$380,000** Sold Date **29-Mar-23**

Distance **0km**



**2/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$370,000** Sold Date **20-Mar-23**

Distance **0km**



**13/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$462,500** Sold Date **24-May-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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