

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

304/15 EBDAL STREET 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

or range
between

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

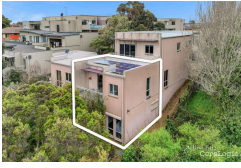
Date of sale

12/396 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$425,000	17-Nov-23
104/38 PLAYNE STREET FRANKSTON VIC 3199	\$460,000	25-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: 06 March 2024



**12/396 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **17-Nov-23**

Distance **0.26km**



**104/38 PLAYNE STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$460,000** Sold Date **25-Nov-23**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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