

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

306/16 CLYDE STREET MALL 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|---|-----------|-----------|
| 202/16 CLYDE STREET MALL FRANKSTON VIC 3199 | \$365,000 | 20-Oct-23 |
| 24/402 NEPEAN HIGHWAY FRANKSTON VIC 3199 | \$373,000 | 15-Oct-23 |
| 6/402 NEPEAN HIGHWAY FRANKSTON VIC 3199 | \$385,000 | 10-Oct-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: 08 April 2024



**202/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$365,000** Sold Date **20-Oct-23**

Distance **0km**



**24/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$373,000** Sold Date **15-Oct-23**

Distance **0.48km**



**6/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$385,000** Sold Date **10-Oct-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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