

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

31/402 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

or range
between

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

10/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$363,000	20-Mar-24
2/8 EBDAL STREET FRANKSTON VIC 3199	\$380,000	12-May-24

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: 23 May 2024



**10/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$363,000** Sold Date **20-Mar-24**

Distance **0.04km**



**2/8 EBDAL STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price ^{RS} **\$380,000** Sold Date **12-May-24**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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