

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

35/392-394 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

\$460,000

&

\$506,000

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

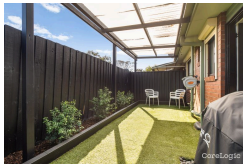
1/21 OVERTON ROAD SEAFORD VIC 3198	\$495,000	22-Nov-23
1/31 GAIROLOCH DRIVE FRANKSTON VIC 3199	\$482,000	22-Dec-23
4/58 HIGH STREET FRANKSTON VIC 3199	\$470,000	17-Jan-24

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: 16 April 2024

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**1/21 OVERTON ROAD SEAFORD
 VIC 3198**

 2  1  1

Sold Price **\$495,000** Sold Date **22-Nov-23**

Distance **1.1km**



**1/31 GAIRLOCH DRIVE
 FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$482,000** Sold Date **22-Dec-23**

Distance **1.46km**



**4/58 HIGH STREET FRANKSTON
 VIC 3199**

 2  1  1

Sold Price **\$470,000** Sold Date **17-Jan-24**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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