

## 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

48/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

15/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$485,000	27-Mar-24
201/38 PLAYNE STREET FRANKSTON VIC 3199	\$510,000	05-Jan-24
1/34 BIRDWOOD STREET FRANKSTON VIC 3199	\$511,000	23-Dec-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 April 2024



**15/392-394 NEPEAN HIGHWAY  
 FRANKSTON VIC 3199**

 2  1  -

Sold Price <sup>RS</sup> **\$485,000** Sold Date **27-Mar-24**

Distance **0km**



**201/38 PLAYNE STREET  
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$510,000** Sold Date **05-Jan-24**

Distance **0.85km**



**1/34 BIRDWOOD STREET  
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$511,000** Sold Date **23-Dec-23**

Distance **1.41km**

RS = Recent sale      UN = Undisclosed Sale

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