

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

508/435 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 2023

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

511/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$230,000	-
611/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$230,000	-

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: 19 November 2023



**511/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

\$230,000

Sold Date

-

Distance

-



**611/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 -

Sold Price

Sold Date

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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