

## 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

1/402 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

8/8 EBDAL STREET FRANKSTON VIC 3199	\$384,000	11-Oct-22
304/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$420,000	22-Feb-23
3/127 BEACH STREET FRANKSTON VIC 3199	\$391,000	13-Jan-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: 22 March 2023



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

 2  1  1

Sold Price

**\$384,000**

Sold Date

**11-Oct-22**

Distance

**0.41km**



**304/16 CLYDE STREET MALL  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

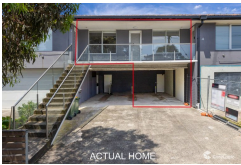
<sup>RS</sup> **\$420,000**

Sold Date

**22-Feb-23**

Distance

**0.5km**



**3/127 BEACH STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$391,000**

Sold Date

**13-Jan-23**

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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