

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

18/325 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

\$120,000

&

\$130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 2022

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

50/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$170,000	22-Dec-22
108/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$181,000	29-Aug-22
104/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$180,000	24-Nov-22

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: 05 January 2023


**50/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 1  1  1

Sold Price

^{RS} **\$170,000** Sold Date **22-Dec-22**

Distance **0km**

**108/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$181,000** Sold Date **29-Aug-22**

Distance **0km**

**104/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$180,000** Sold Date **24-Nov-22**

Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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