

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

902/435 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

\$265,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

2/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$230,000	21-Oct-22
8/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$230,000	18-Jan-23
14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$242,500	21-May-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: 23 June 2023



**2/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$230,000** Sold Date **21-Oct-22**

Distance **0.01km**



**8/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price Sold Date **18-Jan-23**

Distance **0.01km**



**14/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  -

Sold Price **\$242,500** Sold Date **21-May-22**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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