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	906/435 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	$319,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$408,750	Property type	Unit	Suburb	Frankston
Period-from	01 Feb 2019	to	31 Jan 2020	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
101/435 Nepean Highway Frankston VIC 3199	$251,000	15-Jan-20

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: 03 February 2020

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101/435 Nepean Highway Frankston VIC 3199 Sold Price RS **$251,000** Sold Date **15-Jan-20**

1 1 1 Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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