

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

4/432 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

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

5/18 LEWIS STREET FRANKSTON VIC 3199	\$307,000	10-Jan-23
1/432 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$310,000	20-Dec-22
205/44 BEACH STREET FRANKSTON VIC 3199	\$255,000	04-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: 08 June 2023



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**5/18 LEWIS STREET FRANKSTON
VIC 3199**

1 1 1

Sold Price

\$307,000

Sold Date

10-Jan-23

Distance

0.69km



**1/432 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 1

Sold Price

^{RS} **\$310,000**

Sold Date

20-Dec-22

Distance

0.02km



**205/44 BEACH STREET
FRANKSTON VIC 3199**

1 1 -

Sold Price

\$255,000

Sold Date

04-Jan-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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