

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

8/430 Nepean Highway, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$355,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Frankston

Period - From

01/10/2023

to

30/09/2024

Source

REIV

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 six 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
1	16/402 Nepean Hwy FRANKSTON 3199	\$385,550	21/10/2024
2	3/396 Nepean Hwy FRANKSTON 3199	\$395,000	30/09/2024
3			

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 six months.

This Statement of Information was prepared on:

13/01/2025 20:47



 2  1  1

Property Type: Apartment

Land Size: 96 sqm approx

Agent Comments

Indicative Selling Price

\$355,000

Median Unit Price

Year ending September 2024: \$535,000

Comparable Properties

16/402 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$385,550

Method:

Date: 21/10/2024

Property Type: Apartment

3/396 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments

 2  1  1

Price: \$395,000

Method:

Date: 30/09/2024

Property Type: Unit

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 six months.

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