

## 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

608/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$219,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 2024

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

907/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$183,500	05-Oct-23
16/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$183,500	06-Oct-23
2/13 CLIFF ROAD FRANKSTON VIC 3199	\$250,000	20-Sep-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: 12 March 2024



**907/435 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

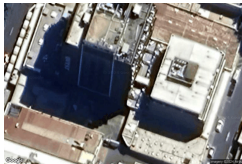
 1  1  -

Sold Price

<sup>RS</sup> **\$183,500**

Sold Date **05-Oct-23**

Distance **0km**



**16/435 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

 1  1  -

Sold Price

**\$183,500**

Sold Date **06-Oct-23**

Distance **0.01km**



**2/13 CLIFF ROAD FRANKSTON VIC  
3199**

 1  1  -

Sold Price

**\$250,000**

Sold Date **20-Sep-23**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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