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

16/402 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	\$360,000	&	\$388,000
Single I fice	between	ψ300,000	, a	ψ300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$505,000	Prop	erty type	pe Unit		Suburb	Frankston
Period-from	01 Jul 2023	to	30 Jun 2	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.

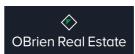
Address of comparable property	Price	Date of sale
9/8 EBDALE STREET FRANKSTON VIC 3199	\$378,000	28-May-24
2/8 EBDALE STREET FRANKSTON VIC 3199	\$380,000	09-Nov-20
10/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$363,000	20-Mar-24

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: 05 July 2024





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9/8 EBDALE STREET FRANKSTON Sold Price VIC 3199

RS \$378,000 Sold Date 28-May-24

□ 2

□ 1

Distance

0.41km



2/8 EBDALE STREET FRANKSTON Sold Price VIC 3199

\$380,000 Sold Date 09-Nov-20

□ 1

Distance

0.41km



10/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

四 2

Sold Price

\$363,000 Sold Date 20-Mar-24

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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