

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$388,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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 EBDAL STREET FRANKSTON VIC 3199      | \$378,000 | 28-May-24 |
| 2/8 EBDAL 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



**9/8 EBDALE STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup> **\$378,000**

Sold Date **28-May-24**

Distance **0.41km**



**2/8 EBDALE STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

**\$380,000**

Sold Date **09-Nov-20**

Distance **0.41km**



**10/402 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$363,000**

Sold Date **20-Mar-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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