

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

106/325 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

\$180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2020

to

30 Sep 2021

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

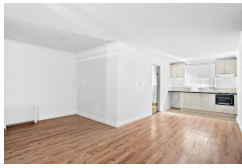
Date of sale

31/325 Nepean Highway Frankston VIC 3199	\$180,000	16-Aug-21
4/325 Nepean Highway Frankston VIC 3199	\$185,000	23-Sep-21
7/325 Nepean Highway Frankston VIC 3199	\$185,000	26-Sep-21

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: 28 October 2021



**31/325 Nepean Highway Frankston
VIC 3199**

Sold Price

\$180,000

Sold Date

16-Aug-21

2

1

1

Distance

-



**4/325 Nepean Highway Frankston
VIC 3199**

Sold Price

^{RS}**\$185,000**

Sold Date

23-Sep-21

2

1

1

Distance

-



**7/325 Nepean Highway Frankston
VIC 3199**

Sold Price

\$185,000

Sold Date

26-Sep-21

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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