

STATEMENT OF INFORMATION

"AMBASSADOR" 8/325 NEPEAN HIGHWAY, FRANKSTON, VIC 3199

PREPARED BY GABRIELE FRENKEL, PENINSULA PROPERTY CENTRE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"AMBASSADOR" 8/325 NEPEAN

 2  1  2

Indicative Selling Price

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

Price Range: **\$165,000 to \$175,000**

Provided by: Gabriele Frenkel, Peninsula Property Centre

MEDIAN SALE PRICE



FRANKSTON, VIC, 3199

Suburb Median Sale Price (Unit)

\$375,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



26/325 NEPEAN HWY, FRANKSTON, VIC 3199

 2  1  1

Sale Price

\$155,000

Sale Date: 24/10/2017

Distance from Property: 45m



5/32 ROBERTS ST, FRANKSTON, VIC 3199

 2  1  1

Sale Price

***\$410,000**

Sale Date: 31/01/2018

Distance from Property: 2.9km



5/29 FAIRWAY ST, FRANKSTON, VIC 3199

 2  1  1

Sale Price

***\$255,000**

Sale Date: 24/01/2018

Distance from Property: 1km



This report has been compiled on 07/02/2018 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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3/29 FRANK ST, FRANKSTON, VIC 3199

2 1 1

Sale Price

***\$395,000**

Sale Date: 23/01/2018

Distance from Property: 2km



3/27 MCMAHONS RD, FRANKSTON, VIC 3199

2 1 1

Sale Price

***\$315,000**

Sale Date: 04/01/2018

Distance from Property: 2.1km



46/392 NEPEAN HWY, FRANKSTON, VIC 3199

2 1 1

Sale Price

***\$350,000**

Sale Date: 03/01/2018

Distance from Property: 549m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

"AMBASSADOR" 8/325 NEPEAN HIGHWAY, FRANKSTON, VIC 3199

Indicative selling price

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

Price Range:

\$165,000 to \$175,000

Median sale price

Median price

\$375,000

House

Unit

X


Suburb

FRANKSTON

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
26/325 NEPEAN HWY, FRANKSTON, VIC 3199	\$155,000	24/10/2017
5/32 ROBERTS ST, FRANKSTON, VIC 3199	*\$410,000	31/01/2018
5/29 FAIRWAY ST, FRANKSTON, VIC 3199	*\$255,000	24/01/2018
3/29 FRANK ST, FRANKSTON, VIC 3199	*\$395,000	23/01/2018

3/27 MCMAHONS RD, FRANKSTON, VIC 3199	*\$315,000	04/01/2018
46/392 NEPEAN HWY, FRANKSTON, VIC 3199	*\$350,000	03/01/2018