

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

24/388-390 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/380 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$320,000	16-Aug-23
4/44 PETRIE STREET FRANKSTON VIC 3199	\$346,500	30-Jun-23
1/339-341 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$320,000	25-May-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: 03 October 2023



**3/380 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$320,000** Sold Date **16-Aug-23**

Distance **0.09km**

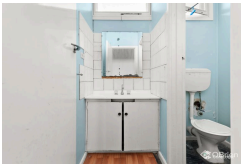


**4/44 PETRIE STREET FRANKSTON
VIC 3199**

 2  1  -

Sold Price **\$346,500** Sold Date **30-Jun-23**

Distance **0.75km**



**1/339-341 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$320,000** Sold Date **25-May-23**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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