

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

12/325 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

or range
between

\$95,000

&

\$104,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 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

142/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$100,000	07-Apr-23
33/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$98,000	04-Apr-23
50/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$170,000	19-Dec-22

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: 19 June 2023


**142/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 1  1  1

Sold Price

\$100,000

Sold Date **07-Apr-23**

Distance

0km

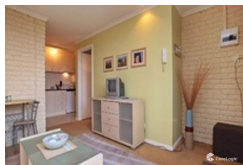
**33/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 1  1  1

Sold Price

\$98,000

Sold Date **04-Apr-23**

Distance

0km

**50/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 1  1  1

Sold Price

\$170,000

Sold Date **19-Dec-22**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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