

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

13/396 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,250

Property type

House

Suburb

Frankston

Period-from

01 Aug 2023

to

31 Jul 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

11/396 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$600,000	13-Mar-24
3/6 MEREWETHER AVENUE FRANKSTON VIC 3199	\$490,000	15-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: 08 August 2024

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**11/396 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

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Sold Price **\$600,000** Sold Date **13-Mar-24**Distance **0.04km****3/6 MEREWETHER AVENUE
FRANKSTON VIC 3199**

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Sold Price **\$490,000** Sold Date **15-Mar-24**Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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