

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

11/430 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/402 Nepean Highway Frankston VIC 3199	\$332,500	10-Dec-18
101/38 Playne Street Frankston VIC 3199	\$440,000	13-Dec-18
17-27 Erskine Street Frankston VIC 3199	\$345,000	23-Jul-19

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: 22 October 2019



3/402 Nepean Highway Frankston VIC 3199

Sold Price

\$332,500

Sold Date

10-Dec-18

2

1

2

Distance

0.27km



101/38 Playne Street Frankston VIC 3199

Sold Price

\$440,000

Sold Date

13-Dec-18

2

1

1

Distance

0.51km



17-27 Erskine Street Frankston VIC 3199

Sold Price

\$345,000

Sold Date

23-Jul-19

2

1

3

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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