

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

704/435 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

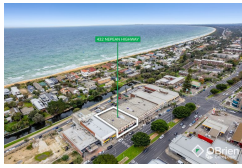
Date of sale

4/432 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$305,000	15-Jun-23
4/16-18 ADDICOTT STREET FRANKSTON VIC 3199	\$315,000	27-Mar-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: 27 July 2023



**4/432 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

1 1 1

Sold Price

^{RS}

\$305,000

Sold Date

15-Jun-23

Distance

0.16km



**4/16-18 ADDICOTT STREET
FRANKSTON VIC 3199**

1 1 1

Sold Price

\$315,000

Sold Date

27-Mar-23

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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