

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

6/337 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

\$200,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

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

2/21 Wells Road Seaford VIC 3198	\$230,000	08-May-19
3/21 Wells Road Seaford VIC 3198	\$225,000	06-Jul-19
3/39 Dell Road Frankston VIC 3199	\$222,000	29-May-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.~~

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2/21 Wells Road Seaford VIC 3198

Sold Price

\$230,000

Sold Date

08-May-19

 1

 1

 1

Distance

1.12km



3/21 Wells Road Seaford VIC 3198

Sold Price

\$225,000

Sold Date

06-Jul-19

 1

 1

 1

Distance

1.12km



3/39 Dell Road Frankston VIC 3199

Sold Price

\$222,000

Sold Date

29-May-19

 2

 1

 1

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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