

## 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

9/8 EBDAL STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

10/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$363,000	20-Mar-24
4/19 LEWIS STREET FRANKSTON VIC 3199	\$375,000	14-Dec-23
405/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$367,500	29-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: 06 May 2024



**10/402 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$363,000** Sold Date **20-Mar-24**

Distance **0.38km**



**4/19 LEWIS STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price **\$375,000** Sold Date **14-Dec-23**

Distance **0.33km**



**405/16 CLYDE STREET MALL  
FRANKSTON VIC 3199**

 2  2  -

Sold Price **\$367,500** Sold Date **29-Mar-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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