

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 121/325 Nepean Highway, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$175,000

Median sale price

Median price \$410,000 House Unit X Suburb Frankston

Period - From 01/04/2017 to 31/03/2018 Source REIV

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 six 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
1	283 Frankston Dandenong Rd FRANKSTON NORTH 3200	\$195,000	23/01/2018
2	101/325 Nepean Hwy FRANKSTON 3199	\$175,000	19/02/2018
3	27/325 Nepean Hwy FRANKSTON 3199	\$153,000	16/02/2018

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 six months.



2 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



283 Frankston Dandenong Rd FRANKSTON NORTH 3200 (VG)

Agent Comments

3 - -

Price: \$195,000

Method: Sale

Date: 23/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx



101/325 Nepean Hwy FRANKSTON 3199 (VG)

Agent Comments

2 - -

Price: \$175,000

Method: Sale

Date: 19/02/2018

Rooms: -

Property Type: Strata Unit/Flat



27/325 Nepean Hwy FRANKSTON 3199 (REI/VG)

Agent Comments

2 1 1

Price: \$153,000

Method: Private Sale

Date: 16/02/2018

Rooms: 3

Property Type: Unit