

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

5/354 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

\$280,000

&

\$308,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2020

to

31 Jan 2021

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

12/388-390 Nepean Highway Frankston VIC 3199	\$318,000	28-Jan-21
15/388-390 Nepean Highway Frankston VIC 3199	\$305,000	20-Oct-20
23/402 Nepean Highway Frankston VIC 3199	\$295,000	01-Oct-20

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: 09 February 2021

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**12/388-390 Nepean Highway
Frankston VIC 3199**

 2  1  1

Sold Price

^{RS}

\$318,000

Sold Date

28-Jan-21

Distance

0.34km



**15/388-390 Nepean Highway
Frankston VIC 3199**

 2  1  1

Sold Price

\$305,000

Sold Date

20-Oct-20

Distance

0.34km



**23/402 Nepean Highway Frankston
VIC 3199**

 2  1  1

Sold Price

\$295,000

Sold Date

01-Oct-20

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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