

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

Apartment 22/402 Nepean Highway, Frankston Vic 3199

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$440,000 Property Type Unit Suburb Frankston

Period - From 01/10/2020 to 31/12/2020 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 | 17/392-394 Nepean Hwy FRANKSTON 3199 | \$418,000 | 29/09/2020 |
| 2 | 8/386 Nepean Hwy FRANKSTON 3199 | \$380,000 | 05/01/2021 |
| 3 | 14/402 Nepean Hwy FRANKSTON 3199 | \$357,000 | 23/02/2021 |

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.~~

This Statement of Information was prepared on: 15/03/2021 11:44



Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



17/392-394 Nepean Hwy FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$418,000

Method: Private Sale

Date: 29/09/2020

Property Type: Apartment



8/386 Nepean Hwy FRANKSTON 3199 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 05/01/2021

Property Type: Unit



14/402 Nepean Hwy FRANKSTON 3199 (REI)

Agent Comments



Price: \$357,000

Method: Private Sale

Date: 23/02/2021

Property Type: Apartment