

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

6/8 EBDAL STREET 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

\$370,000

&

\$407,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2022

to

31 May 2023

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

103/15 EBDAL STREET FRANKSTON VIC 3199	\$450,000	30-Jan-23
205/15 EBDAL STREET FRANKSTON VIC 3199	\$440,000	19-Apr-23
17/380 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$410,000	23-Jan-23

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: 22 June 2023



**103/15 EBDAL STREET
FRANKSTON VIC 3199**

 2  2  1

Sold Price

\$450,000

Sold Date

30-Jan-23

Distance

0.1km



**205/15 EBDAL STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price

\$440,000

Sold Date

19-Apr-23

Distance

0.1km



**17/380 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 3  1  1

Sold Price

\$410,000

Sold Date

23-Jan-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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