

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

157/325 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Aug 2022

to

31 Jul 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

6/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$180,000	01-Apr-23
16/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	10-Jul-23
102/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$185,000	25-May-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: 25 August 2023



**6/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$180,000** Sold Date **01-Apr-23**

Distance **0km**



**16/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$185,000** Sold Date **10-Jul-23**

Distance **0km**



**102/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price ^{RS} **\$185,000** Sold Date **25-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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