

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

7/8 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,600

Property type

Unit

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 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

1/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$380,000	29-Mar-23
304/16 CLYDE STREET MALL FRANKSTON VIC 3199	\$420,000	22-Feb-23
205/15 EBDAL STREET FRANKSTON VIC 3199	\$440,000	19-Apr-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: 03 May 2023


**1/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$380,000** Sold Date **29-Mar-23**

Distance **0.41km**


**304/16 CLYDE STREET MALL
FRANKSTON VIC 3199**

 2
  1
  1

Sold Price **\$420,000** Sold Date **22-Feb-23**

Distance **0.57km**


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

 2
  1
  1

Sold Price ^{RS} **\$440,000** Sold Date **19-Apr-23**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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