

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

407/16 CLYDE STREET MALL 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

\$360,000

&

\$393,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2022

to

31 Jan 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

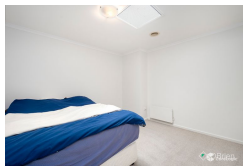
Date of sale

12/430 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$378,500	29-Nov-22
8/8 EBDAL STREET FRANKSTON VIC 3199	\$384,000	11-Oct-22
2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$405,000	26-Aug-22

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: 17 February 2023


**12/430 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$378,500

Sold Date **29-Nov-22**

Distance **0.38km**

**8/8 EBDAL STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$384,000

Sold Date **11-Oct-22**

Distance **0.57km**

**2/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS} **\$405,000**

Sold Date **26-Aug-22**

Distance **0.5km**
RS = Recent sale

UN = Undisclosed Sale

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