

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

12/392-394 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,300

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2018

to

30 Nov 2019

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

39/392-394 Nepean Highway Frankston VIC 3199	\$425,000	20-Sep-19
22/392-394 Nepean Highway Frankston VIC 3199	\$382,500	04-Oct-19
8/8 Ebdale Street Frankston VIC 3199	\$380,000	03-Sep-19

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: 10 December 2019



**39/392-394 Nepean Highway
Frankston VIC 3199**

2 1 1

Sold Price **\$425,000** Sold Date **20-Sep-19**

Distance -



**22/392-394 Nepean Highway
Frankston VIC 3199**

2 1 1

Sold Price **\$382,500** Sold Date **04-Oct-19**

Distance -



**8/8 Ebdale Street Frankston VIC
3199**

2 1 1

Sold Price **\$380,000** Sold Date **03-Sep-19**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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