

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

205/435 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

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,750

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2019

to

31 May 2020

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

101/435 Nepean Highway Frankston VIC 3199	\$251,000	15-Jan-20
2/435 Nepean Highway Frankston VIC 3199	\$230,000	22-Mar-19
21/435 Nepean Highway Frankston VIC 3199	\$260,000	17-Oct-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: 03 June 2020



101/435 Nepean Highway Frankston VIC 3199

 1
  1
  1

^{RS} **\$251,000** Sold Date **15-Jan-20**

Distance -



2/435 Nepean Highway Frankston VIC 3199

 1
  -
  -

\$230,000 Sold Date **22-Mar-19**

Distance **0.01km**



21/435 Nepean Highway Frankston VIC 3199

 2
  -
  -

\$260,000 Sold Date **17-Oct-19**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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