

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

204/15 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 2024

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

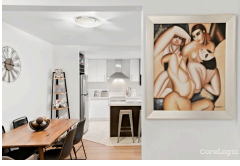
Date of sale

17/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$500,000	18-Jul-23
16/17 MEREWATHER AVENUE FRANKSTON VIC 3199	\$585,000	09-Nov-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: 08 February 2024



**17/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price **\$500,000** Sold Date **18-Jul-23**

Distance **0.28km**



**16/17 MEREWETHER AVENUE
FRANKSTON VIC 3199**

2 2 1

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **09-Nov-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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