

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

6/402 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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
2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$370,000	20-Mar-23
12/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$323,500	08-Jul-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: 25 September 2023



1/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 1

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

Distance **0km**



2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 1

Sold Price **\$370,000** Sold Date **20-Mar-23**

Distance **0km**



12/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 1

Sold Price **\$323,500** Sold Date **08-Jul-22**

Distance **0km**



21/402 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 1

Sold Price **\$360,000** Sold Date **09-Feb-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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