

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

5/380 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

\$320,000

&

\$350,000

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

4/428 Nepean Highway Frankston VIC 3199	\$330,000	22-Oct-19
1/26 Lewis Street Frankston VIC 3199	\$325,000	29-Jun-19
9/275 Nepean Highway Seaford VIC 3198	\$340,200	22-Aug-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: 04 December 2019



4/428 Nepean Highway Frankston VIC 3199

2 1 1

Sold Price **\$330,000** Sold Date **22-Oct-19**

Distance **0.5km**



1/26 Lewis Street Frankston VIC 3199

2 1 1

Sold Price **\$325,000** Sold Date **29-Jun-19**

Distance **0.63km**



9/275 Nepean Highway Seaford VIC 3198

2 1 1

Sold Price **\$340,200** Sold Date **22-Aug-19**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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