

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

4/8 Ebdale 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2019

to

30 Apr 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

2/402 Nepean Highway Frankston VIC 3199	\$377,500	18-Nov-19
28/392-394 Nepean Highway Frankston VIC 3199	\$407,500	14-Nov-19
12/392-394 Nepean Highway Frankston VIC 3199	\$423,000	13-Jan-20

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 May 2020



2/402 Nepean Highway Frankston VIC 3199

Sold Price **\$377,500** Sold Date **18-Nov-19**

2 1 1

Distance **0.38km**

Notes from your agent

Smaller unit, no storage, a much larger complex, building being much older & had a pool.



28/392-394 Nepean Highway Frankston VIC 3199

Sold Price **\$407,500** Sold Date **14-Nov-19**

2 1 1

Distance **0.36km**

Notes from your agent

Smaller floor area- sold late last year as market was in recovery phase.



12/392-394 Nepean Highway Frankston VIC 3199

Sold Price **\$423,000** Sold Date **13-Jan-20**

2 1 1

Distance **0.34km**

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

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