

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

611/435 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

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2022

to

31 Mar 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

14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$242,500	21-May-22
5/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$250,000	29-Aug-22
511/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$230,000	23-Jan-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: 13 April 2023



14/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

 1
  1
  -

Sold Price **\$242,500** Sold Date **21-May-22**

Distance **0.01km**



5/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

 1
  1
  1

Sold Price **\$250,000** Sold Date **29-Aug-22**

Distance **0.01km**



511/435 NEPEAN HIGHWAY FRANKSTON VIC 3199

 1
  1
  -

Sold Price ^{RS} **\$230,000** Sold Date **23-Jan-23**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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