

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

18/392-394 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

\$485,000

&

\$520,000

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

14/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$481,000	15-Apr-23
13/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$462,500	24-May-23
17/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$500,000	18-Jul-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: 16 February 2024



**14/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$481,000

Sold Date

15-Apr-23

Distance

0km



**13/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

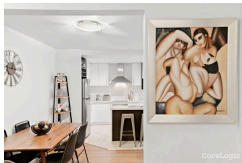
\$462,500

Sold Date

24-May-23

Distance

0km



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

2 1 1

Sold Price

\$500,000

Sold Date

18-Jul-23

Distance

0km



**49/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$496,000

Sold Date

10-May-23

Distance

0km



**39/392-394 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$480,000

Sold Date

02-Feb-23

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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