

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

14/392-394 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

\$475,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2022

to

28 Feb 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

9/28-30 MEREWETHER AVENUE FRANKSTON VIC 3199	\$475,000	22-Feb-23
39/392-394 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$480,000	02-Feb-23
101/38 PLAYNE STREET FRANKSTON VIC 3199	\$535,000	24-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: 30 March 2023


**9/28-30 MEREWETHER AVENUE
FRANKSTON VIC 3199**

Sold Price

\$475,000

Sold Date

22-Feb-23
 2

 1

 1

Distance

0.45km

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

Sold Price

\$480,000

Sold Date

02-Feb-23
 2

 1

 1

Distance

0km

**101/38 PLAYNE STREET
FRANKSTON VIC 3199**

Sold Price

\$535,000

Sold Date

24-Jan-23
 2

 1

 1

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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