

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

6/428 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$476,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2020

to

31 Oct 2021

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

22/402 Nepean Highway Frankston VIC 3199	\$420,000	19-Apr-21
1/428 Nepean Highway Frankston VIC 3199	\$389,000	02-Sep-21
46/392-394 Nepean Highway Frankston VIC 3199	\$422,500	20-Jul-21

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: 03 November 2021



22/402 Nepean Highway Frankston VIC 3199 Sold Price **\$420,000** Sold Date **19-Apr-21**

 2  1  1

Distance **0.28km**



1/428 Nepean Highway Frankston VIC 3199 Sold Price **\$389,000** Sold Date **02-Sep-21**

 2  1  1

Distance **-**



46/392-394 Nepean Highway Frankston VIC 3199 Sold Price **\$422,500** Sold Date **20-Jul-21**

 2  1  1

Distance **0.37km**

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

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