

# STATEMENT OF INFORMATION

"AMBASSADOR" 141/325 NEPEAN HIGHWAY, FRANKSTON, VIC 3199

PREPARED BY PENINSULA PROPERTY CENTRE, 171 SLADEN STREET CRANBOURNE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### "AMBASSADOR" 141/325 NEPEAN

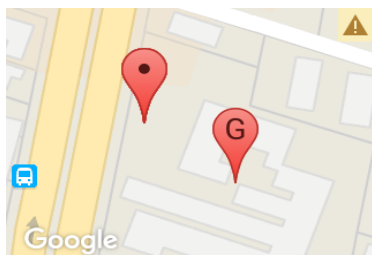
1 1 1

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$95,000 to \$104,500**

## MEDIAN SALE PRICE



### FRANKSTON, VIC, 3199

Suburb Median Sale Price (Unit)

**\$350,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 50/325 NEPEAN HWY, FRANKSTON, VIC 3199

1 1 1

#### Sale Price

**\$122,500**

Sale Date: 08/04/2017

Distance from Property: 0m



### 144/325 NEPEAN HWY, FRANKSTON, VIC 3199

1 1 1

#### Sale Price

**\$90,000**

Sale Date: 25/02/2017

Distance from Property: 0m



### 122/325 NEPEAN HWY, FRANKSTON, VIC 3199

1 1 1

#### Sale Price

**Price Withheld**

Sale Date: 28/07/2017

Distance from Property: 0m



This report has been compiled on 12/09/2017 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**112/325 NEPEAN HWY, FRANKSTON, VIC 3199**  1  1  1

Sale Price

**\*\$93,500**

Sale Date: 24/06/2017

Distance from Property: 0m



**147/325 NEPEAN HWY, FRANKSTON, VIC 3199**  1  1  1

Sale Price

**\*\$92,000**

Sale Date: 05/06/2017

Distance from Property: 0m



**111/325 NEPEAN HWY, FRANKSTON, VIC 3199**  1  1  1

Sale Price

**\*\$90,000**

Sale Date: 31/05/2017

Distance from Property: 0m



**37/325 NEPEAN HWY, FRANKSTON, VIC 3199**  1  1  1

Sale Price

**\$142,000**

Sale Date: 19/04/2017

Distance from Property: 45m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

"AMBASSADOR" 141/325 NEPEAN HIGHWAY, FRANKSTON, VIC 3199

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$95,000 to \$104,500

Median sale price

Median price

\$350,000

House

Unit

X


Suburb

FRANKSTON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
50/325 NEPEAN HWY, FRANKSTON, VIC 3199	\$122,500	08/04/2017
144/325 NEPEAN HWY, FRANKSTON, VIC 3199	\$90,000	25/02/2017
122/325 NEPEAN HWY, FRANKSTON, VIC 3199	Price Withheld	28/07/2017
112/325 NEPEAN HWY, FRANKSTON, VIC 3199	*\$93,500	24/06/2017

147/325 NEPEAN HWY, FRANKSTON, VIC 3199	*\$92,000	05/06/2017
111/325 NEPEAN HWY, FRANKSTON, VIC 3199	*\$90,000	31/05/2017
37/325 NEPEAN HWY, FRANKSTON, VIC 3199	\$142,000	19/04/2017