

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

1/339-341 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

\$320,000

or range
between

&

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

5/339-341 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$370,000	21-Jan-23
2/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$370,000	20-Mar-23
21/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$360,000	09-Feb-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: 03 April 2023



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**5/339-341 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

^{RS}

\$370,000

Sold Date

21-Jan-23

Distance

0.02km



**2/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

Sold Date

20-Mar-23

Distance

0.52km



**21/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

2 1 1

Sold Price

\$360,000

Sold Date

09-Feb-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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