

## 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

106/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$199,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

3/26 PETRIE STREET FRANKSTON VIC 3199	\$355,000	19-Jan-24
2/26 JAMES STREET FRANKSTON VIC 3199	\$410,000	01-Mar-24
1/16 DUNCAN AVENUE SEAFORD VIC 3198	\$510,000	23-Feb-24

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: 21 June 2024



**3/26 PETRIE STREET FRANKSTON  
VIC 3199**

Sold Price

**\$355,000**

Sold Date

**19-Jan-24**

 2

 1

 1

Distance

**0.89km**



**2/26 JAMES STREET FRANKSTON  
VIC 3199**

Sold Price

**\$410,000**

Sold Date

**01-Mar-24**

 2

 1

 1

Distance

**1.45km**



**1/16 DUNCAN AVENUE SEAFORD  
VIC 3198**

Sold Price

**\$510,000**

Sold Date

**23-Feb-24**

 2

 1

 1

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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