

## 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

118/325 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

\$99,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

4/38 BAINBRIDGE AVENUE SEAFORD VIC 3198	\$285,000	14-Dec-23
6/9-11 HANNAH STREET SEAFORD VIC 3198	\$261,000	18-Dec-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: 21 April 2024



**4/38 BAINBRIDGE AVENUE  
SEAFORD VIC 3198**

 1  1  1

Sold Price

**\$285,000**

Sold Date

**14-Dec-23**

Distance

**0.95km**



**6/9-11 HANNAH STREET SEAFORD  
VIC 3198**

 1  1  1

Sold Price

**\$261,000**

Sold Date

**18-Dec-23**

Distance

**1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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