Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	119/325 Nepean Highway, Frankston Vic 3199
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$115,000

Median sale price

Median price \$4	497,000	Pro	perty Type	Unit		Suburb	Frankston
Period - From 01	1/04/2023	to	31/03/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	810/435 Nepean Hwy FRANKSTON 3199	\$185,000	20/05/2024
2	32/325 Nepean Hwy FRANKSTON 3199	\$180,200	15/06/2024
3	32/325 Nepean Hwy FRANKSTON 3199	\$180,200	15/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/06/2024 16:55









Property Type: Unit Agent Comments

Indicative Selling Price \$115,000 Median Unit Price Year ending March 2024: \$497,000

Comparable Properties



810/435 Nepean Hwy FRANKSTON 3199 (REI)

pean nwy Franksion 3

Price: \$185,000 Method: Private Sale Date: 20/05/2024

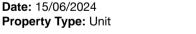
Property Type: Apartment



32/325 Nepean Hwy FRANKSTON 3199 (REI)

Price: \$180,200 Method: Auction Sale Date: 15/06/2024 Property Type: Unit

——— 2





32/325 Nepean Hwy FRANKSTON 3199 (REI)

∠ .

Price: \$180,200 Method: Auction Sale Date: 15/06/2024 Property Type: Unit **Agent Comments**

Agent Comments

Agent Comments

Account - Fosterfroling Real Estate | P: 03 9781 3366



