

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

17/325 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

\$195,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

2/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$211,601	21-Sep-24
50/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$192,000	07-Sep-24
32/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$180,200	15-Jun-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: 04 December 2024



2/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

 2
  1
  -

Sold Price

\$211,601

Sold Date **21-Sep-24**

Distance

0km


50/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

 1
  1
  -

Sold Price

\$192,000

Sold Date **07-Sep-24**

Distance

0.03km


32/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

 2
  1
  -

Sold Price

\$180,200

Sold Date **15-Jun-24**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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