Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1 Netherbrae Road, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing			
Range betweer	n \$650,000		&		\$675,000				
Median sale price									
Median price	\$530,000	Pro	operty Type	Unit			Suburb	Frankston	
Period - From	01/01/2024	to	31/12/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/3 Vermay Av FRANKSTON 3199	\$615,000	28/03/2025
2	2/6 Ashleigh St FRANKSTON 3199	\$665,000	24/02/2025
3			

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 six months.

This Statement of Information was prepared on:

31/03/2025 17:11









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$650,000 - \$675,000 Median Unit Price Year ending December 2024: \$530,000

Comparable Properties

2/3 Vermay Av FRANKSTON 3199 (REI) 2 1 2 2 Price: \$615,000 Method: Private Sale Date: 28/03/2025 Property Type: Unit Land Size: 326 sqm approx	Agent Comments
2/6 Ashleigh St FRANKSTON 3199 (REI) 3 2 3 3 Price: \$665,000 Method: Private Sale Date: 24/02/2025 Property Type: Unit Land Size: 270 sqm approx	Agent Comments

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 six months.

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