

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

2/10 NURSERY AVENUE 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

or range
between

\$550,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/10 NURSERY AVENUE FRANKSTON VIC 3199	\$560,000	31-Jan-25
2/35 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$575,000	03-Apr-25

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: 08 April 2025

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**1/10 NURSERY AVENUE
FRANKSTON VIC 3199**

2 2 1

Sold Price **\$560,000** Sold Date **31-Jan-25**

Distance **0km**



**2/35 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

2 2 1

Sold Price ^{RS} **\$575,000** Sold Date **03-Apr-25**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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