

## 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

2/325 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

\$205,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$511,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2023

to

31 Aug 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

2/16 MEREWETHER AVENUE FRANKSTON VIC 3199	\$525,000	20-Jun-24
3/16 MEREWETHER AVENUE FRANKSTON VIC 3199	\$525,000	13-Mar-24
1/8 EBDAL STREET FRANKSTON VIC 3199	\$377,500	28-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 September 2024

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**2/16 MEREWETHER AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup>

**\$525,000**

Sold Date

**20-Jun-24**

Distance

**0.27km**



**3/16 MEREWETHER AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$525,000**

Sold Date

**13-Mar-24**

Distance

**0.27km**



**1/8 EBDAL STREET FRANKSTON  
VIC 3199**

 2  1  1

Sold Price

<sup>RS</sup>

**\$377,500**

Sold Date

**28-Jun-24**

Distance

**0.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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