

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

26/325 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

\$185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 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

104/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$197,000	15-May-24
157/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$200,000	08-May-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: 21 October 2024



104/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

2 1 -

Sold Price

\$197,000

Sold Date **15-May-24**

Distance

0km



157/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

3 1 -

Sold Price

\$200,000

Sold Date **08-May-24**

Distance

0km



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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