

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

40/325 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

\$110,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,000

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

123/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$86,000	21-Mar-24
45/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$117,000	18-Apr-24
119/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$115,000	25-May-23

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: 20 September 2024



**123/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$86,000** Sold Date **21-Mar-24**

Distance **0km**



**45/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$117,000** Sold Date **18-Apr-24**

Distance **0km**



**119/325 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price **\$115,000** Sold Date **25-May-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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