

## 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

45/325 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

or range  
between

\$110,000

&

\$120,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

149/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$120,000	15-Feb-24
153/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$97,500	05-Feb-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: 15 April 2024


**149/325 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**
 1  1  -

Sold Price

**\$120,000**

Sold Date

**15-Feb-24**

Distance

**0km**

**153/325 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**
 1  1  -

Sold Price

**\$97,500**

Sold Date

**05-Feb-24**

Distance

**0km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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