# 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 (\*Delete single price or range as applicable)

Single Price	or range between	\$110,000	&	\$120,000
Single Price		\$110,000	&	\$120,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$500,000	Prop	erty type	type Unit		Suburb	Frankston
Period-from	01 Apr 2023	to	31 Mar 2	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.

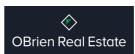
Address of comparable property	Price	Date of sale
149/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$120,000	15-Feb-24
153/325 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$97,500	05-Feb-24

#### 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





Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



149/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

RANKSTON VIC 3199

Sold Price

\$120,000 Sold Date 15-Feb-24

Distance Okm



153/325 NEPEAN HIGHWAY FRANKSTON VIC 3199

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Sold Price

**\$97,500** Sold Date **05-Feb-24** 

Distance

0km

**RS** = Recent sale

UN = Undisclosed Sale

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