

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

6/380 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

13/380 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$390,000	16-Jul-24
1/35-37 NOLAN STREET FRANKSTON VIC 3199	\$420,000	22-Jul-24
105/17 MEREWETHER AVENUE FRANKSTON VIC 3199	\$435,000	02-Aug-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 November 2024



**13/380 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$390,000** Sold Date **16-Jul-24**

Distance **0km**



**1/35-37 NOLAN STREET
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$420,000** Sold Date **22-Jul-24**

Distance **1.51km**



**105/17 MEREWETHER AVENUE
FRANKSTON VIC 3199**

 3  -  -

Sold Price **\$435,000** Sold Date **02-Aug-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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