

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

904/435 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

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

702/435 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$290,000	21-Feb-24
20/402 NEPEAN HIGHWAY FRANKSTON VIC 3199	\$353,000	26-Mar-24
6/6 NOLAN STREET FRANKSTON VIC 3199	\$350,000	28-May-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: 04 July 2024



**702/435 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  -

Sold Price

^{RS} **\$290,000** Sold Date **21-Feb-24**

Distance **0km**



**20/402 NEPEAN HIGHWAY
FRANKSTON VIC 3199**

 1  1  1

Sold Price

\$353,000 Sold Date **26-Mar-24**

Distance **0.45km**



**6/6 NOLAN STREET FRANKSTON
VIC 3199**

 1  1  -

Sold Price

\$350,000 Sold Date **28-May-24**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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