

## 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

11/8 EBDAL STREET 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

\$380,000

&

\$407,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2022

to

30 Apr 2023

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

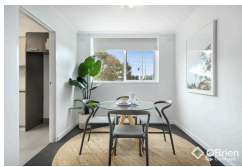
Date of sale

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 1/402 NEPEAN HIGHWAY FRANKSTON VIC 3199      | \$380,000 | 29-Mar-23 |
| 3/127 BEACH STREET FRANKSTON VIC 3199        | \$391,000 | 24-Dec-22 |
| 4/134-136 WILLIAMS STREET FRANKSTON VIC 3199 | \$400,000 | 10-Mar-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: 30 May 2023


**1/402 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

**\$380,000**

Sold Date

**29-Mar-23**

Distance

**0.41km**

**3/127 BEACH STREET FRANKSTON  
VIC 3199**
 2    1    1

Sold Price

**\$391,000**

Sold Date

**24-Dec-22**

Distance

**1.21km**

**4/134-136 WILLIAMS STREET  
FRANKSTON VIC 3199**
 2    1    1

Sold Price

**\$400,000**

Sold Date

**10-Mar-23**

Distance

**1.91km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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