

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

22/392-394 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

\$470,000

&

\$517,000

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

12/68-70 GOULD STREET FRANKSTON VIC 3199	\$495,000	19-Oct-24
1/20 MEREWETHER AVENUE FRANKSTON VIC 3199	\$537,500	12-Sep-24
4/38 LEWIS STREET FRANKSTON VIC 3199	\$490,000	20-Sep-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: 08 November 2024

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**12/68-70 GOULD STREET
FRANKSTON VIC 3199**
 2  1  1

Sold Price

^{RS}
\$495,000

Sold Date

19-Oct-24

Distance

0.39km

**1/20 MEREWEATHER AVENUE
FRANKSTON VIC 3199**
 2  1  1

Sold Price

\$537,500

Sold Date

12-Sep-24

Distance

0.41km

**4/38 LEWIS STREET FRANKSTON
VIC 3199**
 2  1  1

Sold Price

\$490,000

Sold Date

20-Sep-24

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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