

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

2/402 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,150

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2018

to

30 Sep 2019

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

16/402 Nepean Highway Frankston VIC 3199	\$310,000	14-Jun-19
39/392-394 Nepean Highway Frankston VIC 3199	\$425,000	20-Sep-19
5/21 Petrie Street Frankston VIC 3199	\$365,000	26-Sep-19

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.~~

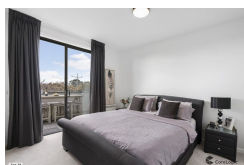
This Statement of Information was prepared on: 25 October 2019



16/402 Nepean Highway Frankston VIC 3199 Sold Price **\$310,000** Sold Date **14-Jun-19**

2 1 1

Distance -



39/392-394 Nepean Highway Frankston VIC 3199 Sold Price **\$425,000** Sold Date **20-Sep-19**

2 1 1

Distance **0.1km**



5/21 Petrie Street Frankston VIC 3199 Sold Price ^{RS} **\$365,000** Sold Date **26-Sep-19**

2 1 1

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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