

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

804/435 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

or range
between

\$330,000

&

\$363,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2018

to

31 Aug 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

12/6 Nolan Street Frankston VIC 3199	\$320,000	01-Aug-19
4/12 Muir Street Frankston VIC 3199	\$349,000	21-Aug-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: 16 September 2019

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12/6 Nolan Street Frankston VIC 3199

Sold Price

^{RS} \$320,000

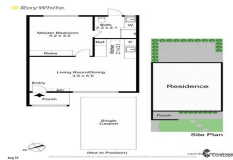
Sold Date

01-Aug-19

 1  1  1

Distance

0.9km



4/12 Muir Street Frankston VIC 3199

Sold Price

^{RS} \$349,000

Sold Date

21-Aug-19

 1  1  1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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