

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

157/325 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

\$189,500

or range
between

&

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

Address of comparable property	Price	Date of sale
3/337 Nepean Highway Frankston VIC 3199	\$240,000	23-Jul-19
6/337 Nepean Highway Frankston VIC 3199	\$210,000	12-Oct-19

OR

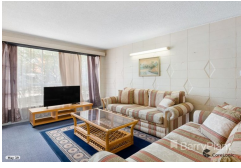
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 October 2019

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**3/337 Nepean Highway Frankston
VIC 3199**

2 1 1

Sold Price

\$240,000

Sold Date

23-Jul-19

Distance

0.06km



**6/337 Nepean Highway Frankston
VIC 3199**

2 1 1

Sold Price

\$210,000

Sold Date

12-Oct-19

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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