

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

2/3 Ashleigh Avenue 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

\$585,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/1 Royle Street Frankston VIC 3199	\$611,045	10-Dec-20
3/7 Nolan Street Frankston VIC 3199	\$630,000	12-Feb-21

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: 19 April 2021



1/1 Royle Street Frankston VIC 3199 Sold Price **\$611,045** Sold Date **10-Dec-20**

 3
  2
  1

Distance **0.52km**



3/7 Nolan Street Frankston VIC 3199 Sold Price **\$630,000** Sold Date **12-Feb-21**

 3
  2
  1

Distance **2.26km**

RS = Recent sale **UN** = Undisclosed Sale

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