

## 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

1/39 Ashleigh Avenue Frankston VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2020

to

30 Apr 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

3/21 Campbell Street Frankston VIC 3199	\$500,000	14-Jan-21
1/18 Leonard Street Frankston VIC 3199	\$585,000	03-May-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: 10 May 2021



**3/21 Campbell Street Frankston VIC** Sold Price **\$500,000** Sold Date **14-Jan-21**  
**3199**

 2  1  2

Distance **0.23km**



**1/18 Leonard Street Frankston VIC** Sold Price <sup>RS</sup> **\$585,000** Sold Date **03-May-21**  
**3199**

 3  2  2

Distance **0.28km**

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

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