

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Unit 69/85 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)

Range between \$490,000 & \$539,000

### Median sale price

Median price \$524,000 Unit x Suburb Frankston

Period - From 1 Mar 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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
17/105 McMahons Road FRANKSTON VIC 3199	\$505,000	20 Oct 2018
51/85 Ashleigh Avenue FRANKSTON VIC 3199	\$530,000	21 Jan 2019
29/105 McMahons Road FRANKSTON VIC 3199	\$539,000	21 Feb 2019