

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

60/85 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2023

to

30 Sep 2024

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

14/2 SPRAY STREET FRANKSTON VIC 3199	\$620,000	15-May-24
2/44 FRANKSTON-FLINDERS ROAD FRANKSTON VIC 3199	\$600,000	20-Sep-24

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 October 2024

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**14/2 SPRAY STREET FRANKSTON
VIC 3199** 3  1  1

Sold Price

\$620,000

Sold Date

15-May-24

Distance

1.13km**2/44 FRANKSTON-FLINDERS
ROAD FRANKSTON VIC 3199** 3  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

20-Sep-24

Distance

1.93km**RS** = Recent sale**UN** = Undisclosed Sale

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