



Scott Rowe

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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
Including suburb and
postcode

8/105 McMahons Road 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

*House

*Unit

X

Suburb

Frankston

Period-from

01 Jul 2018

to

30 Jun 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

68/85 Ashleigh Avenue Frankston VIC 3199	\$490,000	02-May-19
69/85 Ashleigh Avenue Frankston VIC 3199	\$515,000	12-Apr-19
51/85 Ashleigh Avenue Frankston VIC 3199	\$530,000	26-Jan-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.~~

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68/85 Ashleigh Avenue Frankston
VIC 3199

Sold Price ^{RS} \$490,000 Sold Date 02-May-19

3 2 2

Distance 0.66km



69/85 Ashleigh Avenue Frankston
VIC 3199

Sold Price \$515,000 Sold Date 12-Apr-19

3 2 2

Distance 0.66km



51/85 Ashleigh Avenue Frankston
VIC 3199

Sold Price \$530,000 Sold Date 26-Jan-19

3 2 2

Distance 0.73km

RS = Recent sale

UN = Undisclosed Sale

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