

## 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

20/95 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

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

2/23 LEWIS STREET FRANKSTON VIC 3199	\$587,500	06-Nov-24
36/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$575,000	31-Jul-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: 14 November 2024

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**2/23 LEWIS STREET FRANKSTON  
VIC 3199**

Sold Price

<sup>RS</sup>**\$587,500**Sold Date **06-Nov-24** 2  2  1Distance **1.56km****36/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

Sold Price

**\$575,000**Sold Date **31-Jul-24** 3  1  1Distance **0.09km****RS** = Recent sale**UN** = Undisclosed Sale

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