

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

29/85 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Frankston

Period-from

01 Apr 2020

to

31 Mar 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

2/92 Hillcrest Road Frankston VIC 3199	\$576,000	16-Apr-21
2/29 Heatherhill Road Frankston VIC 3199	\$565,000	19-Apr-21
3/4 Denbigh Street Frankston VIC 3199	\$593,970	25-Feb-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: 22 April 2021

David Chiu

P 03 9729 0888

M 0402 99 63 68

E mail@fnwantirna.com.au


2/92 Hillcrest Road Frankston VIC 3199

Sold Price

RS

\$576,000

Sold Date

16-Apr-21
 3

 2

 2

Distance

1.53km

2/29 Heatherhill Road Frankston VIC 3199

Sold Price

RS

\$565,000

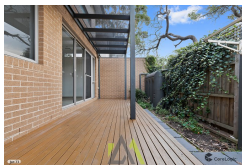
Sold Date

19-Apr-21
 2

 1

 2

Distance

2.03km

3/4 Denbigh Street Frankston VIC 3199

Sold Price

\$593,970

Sold Date

25-Feb-21
 2

 1

 1

Distance

2.66km

RS = Recent sale

UN = Undisclosed Sale

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