

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

2/5 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2021

to

30 Jun 2022

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

6/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$526,000	22-Apr-22
1/42 GOLCONDA AVENUE FRANKSTON VIC 3199	\$535,000	25-May-22
7/124 CRANBOURNE ROAD FRANKSTON VIC 3199	\$530,000	27-Apr-22

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: 07 July 2022



**6/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$526,000** Sold Date **22-Apr-22**

Distance **0.78km**



**1/42 GOLCONDA AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$535,000** Sold Date **25-May-22**

Distance **0.85km**



**7/124 CRANBOURNE ROAD
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Apr-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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