

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 Unit 51/85 Ashleigh Avenue FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$530,000

Median sale price

Median price \$543,500 Unit x Suburb Frankston

Period - From 1 Jan 2018 to Current Source www.realestate.com.au

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
56A Skye Road FRANKSTON VIC 3199	\$495,000	28 Oct 2018
17/105 McMahons Road FRANKSTON VIC 3199	\$505,000	20 Oct 2018
2/27 Kelso Street FRANKSTON VIC 3199	\$505,000	30 Aug 2018