

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

1/5 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

\$537,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Frankston

Period-from

01 Feb 2023

to

31 Jan 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

11/10 WINGHAM COURT FRANKSTON VIC 3199	\$610,000	05-Nov-23
44/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$577,000	01-Dec-23
1/10 WINGHAM COURT FRANKSTON VIC 3199	\$626,000	16-Oct-23

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: 03 February 2024



**11/10 WINGHAM COURT
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$610,000** Sold Date **05-Nov-23**

Distance **0.77km**



**44/95 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$577,000** Sold Date **01-Dec-23**

Distance **0.78km**



**1/10 WINGHAM COURT
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$626,000** Sold Date **16-Oct-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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