

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

16/95 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 2023

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

5/25 FRANK STREET FRANKSTON VIC 3199	\$487,000	14-Jul-23
8/2 CAMPBELL STREET FRANKSTON VIC 3199	\$530,500	18-Oct-23
2/9 LORRAINE STREET FRANKSTON VIC 3199	\$500,000	10-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: 17 November 2023



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**5/25 FRANK STREET FRANKSTON
VIC 3199**

2 1 1

Sold Price

\$487,000

Sold Date

14-Jul-23

Distance

0.33km



**8/2 CAMPBELL STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

^{RS} **\$530,500**

Sold Date

18-Oct-23

Distance

0.85km



**2/9 LORRAINE STREET
FRANKSTON VIC 3199**

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date

10-Oct-23

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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