

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

1/3 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

3 MOUNT VIEW COURT FRANKSTON VIC 3199	\$620,000	16-May-23
55 DANDENONG ROAD EAST FRANKSTON VIC 3199	\$623,000	22-Jun-23
11A BIRDWOOD STREET FRANKSTON VIC 3199	\$568,000	29-Apr-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: 05 September 2023



**3 MOUNT VIEW COURT
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$620,000** Sold Date **16-May-23**

Distance **1.57km**



**55 DANDENONG ROAD EAST
FRANKSTON VIC 3199**

 3  2  1

Sold Price **\$623,000** Sold Date **22-Jun-23**

Distance **1.72km**



**11A BIRDWOOD STREET
FRANKSTON VIC 3199**

 3  1  1

Sold Price **\$568,000** Sold Date **29-Apr-23**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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