

## 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

8/85 ASHLEIGH AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

57/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$560,000	26-Jan-24
16/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$530,000	27-Nov-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: 04 March 2024



**57/85 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$560,000**

Sold Date

**26-Jan-24**

Distance

**0.12km**



**16/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price

**\$530,000**

Sold Date

**27-Nov-23**

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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