

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

48/95 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/95 Ashleigh Avenue Frankston VIC 3199	\$510,000	20-Dec-20
8 Hilltop Mews Frankston VIC 3199	\$494,000	12-Dec-20
3/74 Orwil Street Frankston VIC 3199	\$495,000	18-Sep-20

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.~~

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2/95 Ashleigh Avenue Frankston VIC 3199

2 1 2

Sold Price

\$510,000

Sold Date **20-Dec-20**

Distance

0.15km



8 Hilltop Mews Frankston VIC 3199

3 1 2

Sold Price

\$494,000

Sold Date **12-Dec-20**

Distance

3.22km



3/74 Orwil Street Frankston VIC 3199

3 2 2

Sold Price

\$495,000

Sold Date **18-Sep-20**

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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