

## 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

7 ASHLEIGH STREET 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,250

Property type

House

Suburb

Frankston

Period-from

01 Jul 2023

to

30 Jun 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 9B DALPURA CIRCUIT FRANKSTON VIC 3199   | \$794,000 | 28-Mar-24 |
| 4/6 MCALISTER STREET FRANKSTON VIC 3199 | \$770,000 | 25-Jan-24 |
| 12B CATHERINE PARADE FRANKSTON VIC 3199 | \$735,000 | 30-Jun-24 |

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: 23 July 2024



**9B DALPURA CIRCUIT  
FRANKSTON VIC 3199**

 3  2  1

Sold Price **\$794,000** Sold Date **28-Mar-24**

Distance **1.87km**



**4/6 MCALISTER STREET  
FRANKSTON VIC 3199**

 4  3  2

Sold Price **\$770,000** Sold Date **25-Jan-24**

Distance **0.89km**



**12B CATHERINE PARADE  
FRANKSTON VIC 3199**

 3  2  1

Sold Price <sup>RS</sup> **\$735,000** <sup>UN</sup> Sold Date **30-Jun-24**

Distance **0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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