

## 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

28/85 ASHLEIGH AVENUE FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$532,600

Property type

Unit

Suburb

Frankston

Period-from

01 May 2021

to

30 Apr 2022

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

2/174 CRANBOURNE ROAD FRANKSTON VIC 3199	\$625,000	20-Jan-22
30/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$650,000	09-Mar-22
63/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$577,500	24-Jan-22

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: 30 May 2022



**2/174 CRANBOURNE ROAD  
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$625,000** Sold Date **20-Jan-22**

Distance **0.97km**



**30/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$650,000** Sold Date **09-Mar-22**

Distance **0.08km**



**63/85 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$577,500** Sold Date **24-Jan-22**

Distance **0.13km**

RS = Recent sale      UN = Undisclosed Sale

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