

## 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

2/39 FRANK STREET 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Nov 2022

to

31 Oct 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

58/95 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$545,000	22-May-23
52/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$554,000	28-Aug-23
8/2 CAMPBELL STREET FRANKSTON VIC 3199	\$530,500	18-Oct-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: 22 November 2023



**58/95 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$545,000** Sold Date **22-May-23**

Distance **0.26km**



**52/85 ASHLEIGH AVENUE  
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$554,000** Sold Date **28-Aug-23**

Distance **0.45km**



**8/2 CAMPBELL STREET  
FRANKSTON VIC 3199**

 2  1  1

Sold Price <sup>RS</sup> **\$530,500** Sold Date **18-Oct-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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