

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

25/85 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Frankston

Period-from

01 Oct 2022

to

30 Sep 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

6 NILMA COURT FRANKSTON VIC 3199	\$557,000	01-Jun-23
3/10-12 MARINA AVENUE FRANKSTON VIC 3199	\$578,000	30-Jun-23
1/4 WYKEHAM COURT FRANKSTON VIC 3199	\$597,000	28-Sep-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: 12 October 2023

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6 NILMA COURT FRANKSTON VIC 3199

3 1 1

Sold Price

\$557,000

Sold Date

01-Jun-23

Distance

0.76km



3/10-12 MARINA AVENUE FRANKSTON VIC 3199

3 1 2

Sold Price

^{RS} **\$578,000**

Sold Date

30-Jun-23

Distance

1.39km



1/4 WYKEHAM COURT FRANKSTON VIC 3199

3 2 1

Sold Price

^{RS} **\$597,000**

Sold Date

28-Sep-23

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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