

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

3/85 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Frankston

Period-from

01 Mar 2023

to

29 Feb 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

57/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$560,000	26-Jan-24
25/85 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$605,000	25-Oct-23
1/10 WINGHAM COURT FRANKSTON VIC 3199	\$626,000	16-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: 01 March 2024



**57/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$560,000** Sold Date **26-Jan-24**

Distance **0.15km**



**25/85 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 3  2  2

Sold Price **\$605,000** Sold Date **25-Oct-23**

Distance **0.09km**



**1/10 WINGHAM COURT
FRANKSTON VIC 3199**

 3  1  2

Sold Price **\$626,000** Sold Date **16-Oct-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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