

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

4/1 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2022

to

30 Jun 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

8/199-201 BEACH STREET FRANKSTON VIC 3199	\$397,500	12-Apr-23
5/17-19 HILL STREET FRANKSTON VIC 3199	\$375,000	03-Feb-23
2/41 FINLAY STREET FRANKSTON VIC 3199	\$380,000	01-Jun-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: 29 July 2023

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**8/199-201 BEACH STREET
 FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$397,500** Sold Date **12-Apr-23**

Distance **0.04km**

8 / 199-201 Beach Street, Frankston



**5/17-19 HILL STREET FRANKSTON
 VIC 3199**

 2  1  1

Sold Price **\$375,000** Sold Date **03-Feb-23**

Distance **0.57km**



**2/41 FINLAY STREET FRANKSTON
 VIC 3199**

 2  1  1

Sold Price **\$380,000** Sold Date **01-Jun-23**

Distance **1.38km**

RS = Recent sale UN = Undisclosed Sale

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