

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

5/25-27 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

1/5 ASHLEIGH AVENUE FRANKSTON VIC 3199	\$535,000	20-Feb-24
7/2 CAMPBELL STREET FRANKSTON VIC 3199	\$510,000	14-Mar-24
2/5 DEANE STREET FRANKSTON VIC 3199	\$530,000	27-Feb-24

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: 31 May 2024



**1/5 ASHLEIGH AVENUE
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$535,000** Sold Date **20-Feb-24**

Distance **0.2km**



**7/2 CAMPBELL STREET
FRANKSTON VIC 3199**

 2  1  1

Sold Price **\$510,000** Sold Date **14-Mar-24**

Distance **0.25km**



**2/5 DEANE STREET FRANKSTON
VIC 3199**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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