Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/25-27 Ashleigh Avenue Frankston |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | | | |
|---|---|---|---|
| Range between | $410,000 | & | $450,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $370,500 | *Unit | x | Suburb | Frankston |
| Period - From | November 2017 | to | Current | Source | www.realestate.com.au |

## Comparable property sales

**A**. These are the three properties sold within two kilometres of the property for sale in the last six 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. 1/195 Beach Street Frankston- OBrien Real Estate | $400,000 | July 2017 |
| 2. 6/25 Ashleigh Ave Frankston- OBrien Real Estate | $455,575 | November 2017 |
| 3. 4/96 Cranbourne Road Frankston | $420,000 | September 2017 |