

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
Including suburb and
postcode 104 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)

or range between \$450,000 & \$490,000

Median sale price

(*Delete house or unit as applicable)

Median price \$524,000

*House

Suburb Frankston VIC

Period - From Jan 2017 to Apr 2017

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 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	12 Cornell Place, Frankston	\$ 490,000	20/3/2017
2	37 Jacana Avenue, Frankston	\$ 475,000	11/2/2017
3	9 Carter Court, Frankston	\$ 450,000	19/2/2017