

## 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

15/29 FAIRWAY STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jun 2023

to

31 May 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

6 SPRAY STREET FRANKSTON VIC 3199	\$374,000	16-Mar-24
2/8 EBDAL STREET FRANKSTON VIC 3199	\$378,000	28-May-24
4/28 ORWIL STREET FRANKSTON VIC 3199	\$345,000	16-Apr-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.~~

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**6 SPRAY STREET FRANKSTON VIC 3199** Sold Price **\$374,000** Sold Date **16-Mar-24**

2 1 1

Distance **0.23km**



**2/8 EBDAL STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$378,000** Sold Date **28-May-24**

2 1 1

Distance **0.79km**



**4/28 ORWIL STREET FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$345,000** <sup>UN</sup> Sold Date **16-Apr-24**

2 1 1

Distance **0.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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