

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

1/72 ORWIL STREET 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,250

Property type

Unit

Suburb

Frankston

Period-from

01 Dec 2023

to

30 Nov 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

2/7 CAMPBELL STREET FRANKSTON VIC 3199	\$715,000	19-Sep-24
1/23 LEWIS STREET FRANKSTON VIC 3199	\$650,000	11-Sep-24
2/14 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$660,000	05-Oct-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: 24 December 2024



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

3 2 2

Sold Price **\$715,000** Sold Date **19-Sep-24**

Distance **1.73km**

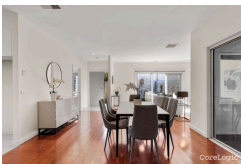


**1/23 LEWIS STREET FRANKSTON
VIC 3199**

3 2 1

Sold Price **\$650,000** Sold Date **11-Sep-24**

Distance **1.07km**



**2/14 CRICKLEWOOD AVENUE
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$660,000** Sold Date **05-Oct-24**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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