

## 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

93 RAPHAEL CRESCENT FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Nov 2023

to

31 Oct 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

46 WITTERNBERG AVENUE FRANKSTON VIC 3199

\$735,000

28-Jun-24

3 MCMURTRY WAY FRANKSTON VIC 3199

\$737,000

09-Nov-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: 27 November 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au

**46 WITTERNBERG AVENUE  
FRANKSTON VIC 3199** 3  1  1

Sold Price

**\$735,000**

Sold Date

**28-Jun-24**

Distance

**0.92km****3 MCMURTRY WAY FRANKSTON  
VIC 3199** 3  1  1

Sold Price

<sup>RS</sup> **\$737,000**

Sold Date

**09-Nov-24**

Distance

**1.07km****RS** = Recent sale**UN** = Undisclosed Sale

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