

## 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

8 WAVE STREET 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

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 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

37 ORWIL STREET FRANKSTON VIC 3199

\$744,500

17-Dec-24

2/4 ORWIL STREET FRANKSTON VIC 3199

\$675,000

08-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: 14 January 2025

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**37 ORWIL STREET FRANKSTON  
VIC 3199** 3  1  1

Sold Price

<sup>RS</sup>**\$744,500**

Sold Date

**17-Dec-24**

Distance

**0.16km****2/4 ORWIL STREET FRANKSTON  
VIC 3199** 3  2  2

Sold Price

**\$675,000**

Sold Date

**08-Oct-24**

Distance

**0.41km****RS** = Recent sale**UN** = Undisclosed Sale

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