

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

2/68 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 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

1/139 FORTESCUE AVENUE SEAFORD VIC 3198	\$800,000	01-Nov-23
1A FARRELL STREET FRANKSTON VIC 3199	\$820,000	-
3/15 GOULD STREET FRANKSTON VIC 3199	\$845,000	01-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.~~

This Statement of Information was prepared on: 22 April 2024


**1/139 FORTESCUE AVENUE
SEAFOOD VIC 3198**
 3  1  1

Sold Price

\$800,000

Sold Date **01-Nov-23**

Distance **1.14km**

**1A FARRELL STREET FRANKSTON
VIC 3199**
 3  2  2

Sold Price

\$820,000

Sold Date **-**

Distance **0.15km**

**3/15 GOULD STREET FRANKSTON
VIC 3199**
 3  2  1

Sold Price

^{RS} **\$845,000** ^{UN}

Sold Date **01-Apr-24**

Distance **0.9km**
RS = Recent sale

UN = Undisclosed Sale

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