

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

4/28 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,500

Property type

Unit

Suburb

Frankston

Period-from

01 Jul 2020

to

30 Jun 2021

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

15/15-19 Cricklewood Avenue Frankston VIC 3199	\$380,500	27-Apr-21
10/5 Hope Court Frankston VIC 3199	\$394,000	12-Feb-21
2/19-21 Fairway Street Frankston VIC 3199	\$305,000	23-Mar-21

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: 07 July 2021



15/15-19 Cricklewood Avenue Frankston VIC 3199

 2  1  1

Sold Price ^{RS} **\$380,500** Sold Date **27-Apr-21**

Distance **0.14km**



10/5 Hope Court Frankston VIC 3199

 2  1  1

Sold Price **\$394,000** Sold Date **12-Feb-21**

Distance **0.18km**



2/19-21 Fairway Street Frankston VIC 3199

 2  1  1

Sold Price **\$305,000** Sold Date **23-Mar-21**

Distance **0.23km**



5/5 Hope Court Frankston VIC 3199

 2  1  1

Sold Price **\$372,000** Sold Date **03-Feb-21**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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