

## 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

2/28 ORWIL STREET FRANKSTON VIC 3199

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 2023

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

7/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$420,000	19-Feb-23
2/7 HOPE COURT FRANKSTON VIC 3199	\$425,000	31-Jan-23
2/15-19 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$433,000	07-Jan-23

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: 13 September 2023



**7/15-19 CRICKLEWOOD AVENUE  
FRANKSTON VIC 3199**

Sold Price

**\$420,000**

Sold Date

**19-Feb-23**

 2  1  1

Distance

**0.14km**



**2/7 HOPE COURT FRANKSTON VIC  
3199**

Sold Price

**\$425,000**

Sold Date

**31-Jan-23**

 2  1  1

Distance

**0.15km**



**2/15-19 CRICKLEWOOD AVENUE  
FRANKSTON VIC 3199**

Sold Price

**\$433,000**

Sold Date

**07-Jan-23**

 2  1  1

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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