

## 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

5/28 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

\$380,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Frankston

Period-from

01 May 2023

to

30 Apr 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

2/28 ORWIL STREET FRANKSTON VIC 3199	\$400,000	20-Oct-23
2/13 FAIRWAY STREET FRANKSTON VIC 3199	\$425,000	06-Mar-24
4/4 CRICKLEWOOD AVENUE FRANKSTON VIC 3199	\$457,000	04-Mar-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: 28 May 2024



**2/28 ORWIL STREET FRANKSTON  
VIC 3199**

2 1 1

Sold Price

**\$400,000**

Sold Date **20-Oct-23**

Distance

**0km**



**2/13 FAIRWAY STREET  
FRANKSTON VIC 3199**

2 1 -

Sold Price

**\$425,000**

Sold Date **06-Mar-24**

Distance

**0.15km**



**4/4 CRICKLEWOOD AVENUE  
FRANKSTON VIC 3199**

2 1 1

Sold Price

**\$457,000**

Sold Date **04-Mar-24**

Distance

**0.28km**

RS = Recent sale

UN = Undisclosed Sale

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