

## 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

61 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2023

to

31 Dec 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

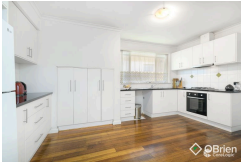
2 CORLETT STREET FRANKSTON VIC 3199	\$635,000	31-Jul-23
4 PHILLIP STREET FRANKSTON VIC 3199	\$635,000	23-Nov-23
9 RAYMOND AVENUE FRANKSTON VIC 3199	\$664,000	25-Nov-23

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: 15 January 2024

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**2 CORLETT STREET FRANKSTON  
VIC 3199**

 3  1  1

Sold Price

**\$635,000**

Sold Date

**31-Jul-23**

Distance

**0.12km**



**4 PHILLIP STREET FRANKSTON  
VIC 3199**

 3  1  -

Sold Price

Sold Date

**23-Nov-23**

Distance

**0.31km**



**9 RAYMOND AVENUE FRANKSTON  
VIC 3199**

 3  1  -

Sold Price

<sup>RS</sup> **\$664,000**

Sold Date

**25-Nov-23**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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