



4 WILLIS STREET FRANKSTON VIC 3199

Prepared on 28th October 2024

Luke Magree

O'BRIEN REAL ESTATE FRANKSTON

474 Nepean Highway FRANKSTON VIC 3199

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The Proprietor
4 WILLIS STREET FRANKSTON VIC 3199

18th September 2024

Dear Reader,
Thank you for the opportunity to appraise your property at 4 WILLIS STREET FRANKSTON VIC 3199

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Luke Magree
O'BRIEN REAL ESTATE FRANKSTON
474 Nepean Highway

FRANKSTON VIC 3199
m:0499993291

Your Property

4 WILLIS STREET FRANKSTON VIC 3199

3  1  2  602m²  120m² 

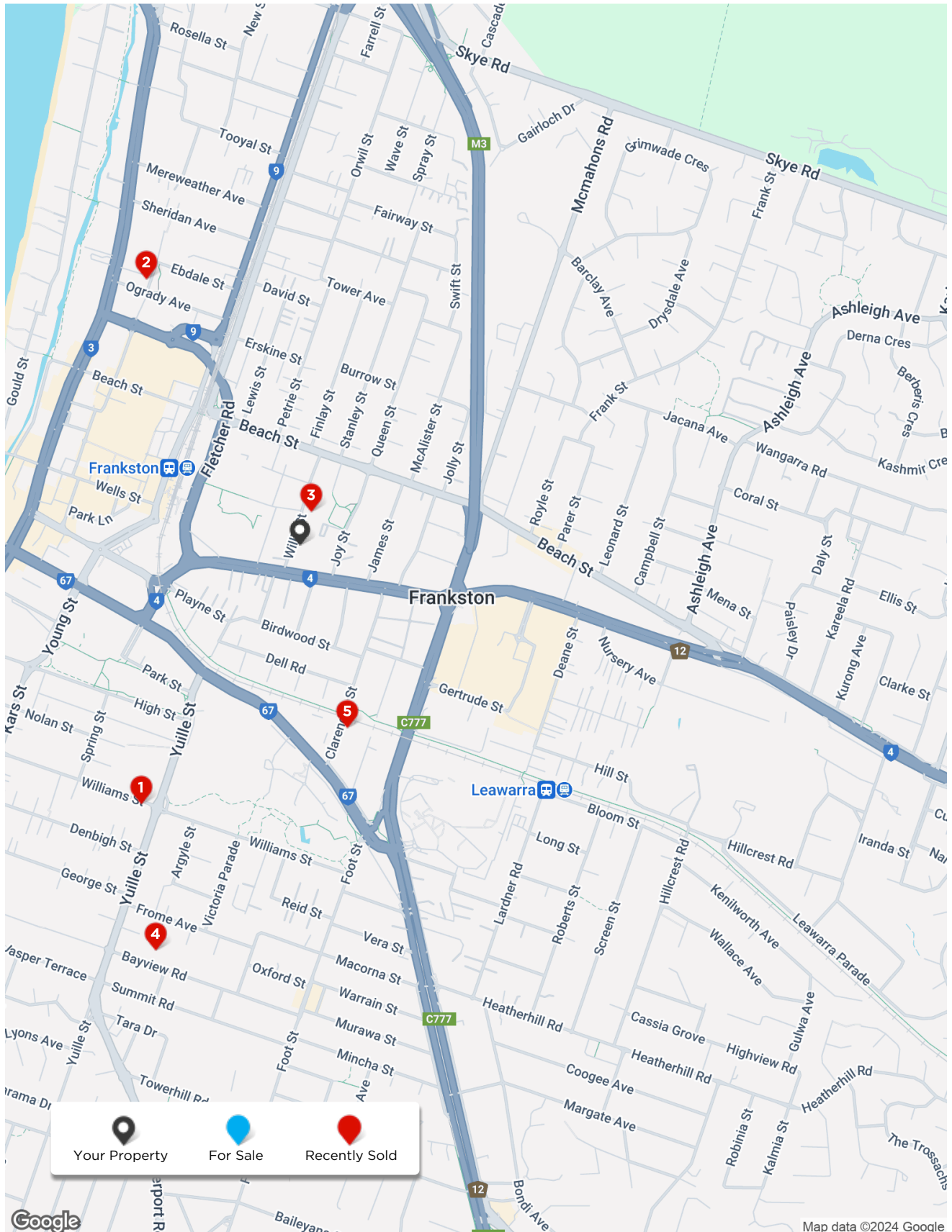


Your Property History

- 05 May 2022 - Listed for Rent for \$480/W
- 11 Jan 2022 - Listed for Rent for \$410/W
- 28 Apr 2017 - Listed for Rent for \$330/W
- 20 Oct 2012 - Listed for Rent for \$300/W
- 11 Sep 2024 - Listed for Sale at \$790,000 - \$869,000

Introducing Luke Magree

Comparables Map: Sales and Listings



Comparables Map: Sales



Comparable Sales



76 WILLIAMS STREET FRANKSTON VIC 3199

Sold Price **\$815,000**

3 2 2 613m² 134m²

Sold Date 07-Jul-24 First Listing \$900,000 - Year Built 1950
DOM 102 Last Listing \$870,000
Distance 0.96km



5 OGRADY AVENUE FRANKSTON VIC 3199

Sold Price **\$816,105**

3 1 1 620m² 120m²

Sold Date 03-Aug- First Listing - Year Built -
DOM - Last Listing -
Distance 0.96km



16 WILLIS STREET FRANKSTON VIC 3199

Sold Price **\$800,000**

3 1 1 646m² 119m²

Sold Date 18-May-24 First Listing \$750,000 - Year Built 1950
DOM 27 Last Listing \$710,000 -
Distance 0.1km



9 BAYVIEW ROAD FRANKSTON VIC 3199

Sold Price ^{RS} **\$866,000**

3 1 2 650m² 105m²

Sold Date 03-Aug- First Listing \$820,000 - Year Built 1980
DOM 12 Last Listing \$820,000 -
Distance 1.35km



19 CLARENDON STREET FRANKSTON VIC 3199

Sold Price **\$803,000**

3 1 3 611m² 115m²

Sold Date 27-Apr-24 First Listing \$730,000 - Year Built 1960
DOM 24 Last Listing \$700,000 -
Distance 0.6km



DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

Summary



Appraisal price range

Notes from your agent

Testimonials

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