

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 12 Nurla Court, Frankston Vic 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000 & \$760,000

Median sale price

Median price \$700,000 Property type House Suburb Frankston

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
89 Belar Avenue, Frankston Vic 3199	\$750,000	12/05/2023
26 Ferndale Drive, Frankston Vic 3199	\$757,000	28/03/2023
6 Narambi Crescent, Frankston Vic 3199	\$810,000	16/03/2023

This Statement of Information was prepared on: 13/07/2023