

## 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

8 Narambi Crescent 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,500

Property type

House

Suburb

Frankston

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 Kilburn Crescent Frankston VIC 3199 | \$625,000 | 03-Jul-20 |
| 2 Acton Close Frankston VIC 3199      | \$592,000 | 26-Jun-20 |
| 2 Wakool Close Frankston VIC 3199     | \$612,000 | 29-Jun-20 |

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: 17 July 2020



**8 Kilburn Crescent Frankston VIC 3199**

Sold Price

RS

**\$625,000**

Sold Date

**03-Jul-20**

 3  2  1

Distance

**0.86km**



**2 Acton Close Frankston VIC 3199**

Sold Price

RS

**\$592,000**

Sold Date

**26-Jun-20**

 4  1  1

Distance

**0.88km**



**2 Wakool Close Frankston VIC 3199**

Sold Price

RS

**\$612,000**

Sold Date

**29-Jun-20**

 3  1  2

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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