

## 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

10 NAROO PLACE 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

\$810,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 14 NAROO PLACE FRANKSTON VIC 3199      | \$846,000 | 11-Dec-21 |
| 65 DALPURA CIRCUIT FRANKSTON VIC 3199  | \$840,000 | 14-Apr-22 |
| 11 WARRAWEE CIRCUIT FRANKSTON VIC 3199 | \$888,888 | 25-Jan-22 |

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: 27 April 2022



**14 NAROO PLACE FRANKSTON VIC 3199** Sold Price **\$846,000** Sold Date **11-Dec-21**

 4  2  2

Distance **0.07km**



**65 DALPURA CIRCUIT FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$840,000** <sup>UN</sup> Sold Date **14-Apr-22**

 4  2  4

Distance **0.49km**



**11 WARRAWEE CIRCUIT FRANKSTON VIC 3199** Sold Price <sup>RS</sup> **\$888,888** <sup>UN</sup> Sold Date **25-Jan-22**

 4  2  2

Distance **0.26km**

**RS** = Recent sale **UN** = Undisclosed Sale

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