

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

13 NURLA COURT FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,200

Property type

House

Suburb

Frankston

Period-from

01 Sep 2022

to

31 Aug 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

75 LIPTON DRIVE FRANKSTON VIC 3199	732500	02-Sep-23
12 NURLA COURT FRANKSTON VIC 3199	730000	21-Jul-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.

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75 LIPTON DRIVE FRANKSTON VIC Sold Price
3199

^{RS} **732500** ^{UN}

Sold Date **02-Sep-23**

4 2 2

Distance **0.06km**



12 NURLA COURT FRANKSTON VIC Sold Price
3199

730000

Sold Date **21-Jul-23**

4 2 2

Distance **0.02km**

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

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