

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 FEATHERTOP WAY NAR NAR GOON NORTH VIC 3812

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Nar Nar Goon North

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

13 SEACOMBE ROAD NAR NAR GOON NORTH VIC 3812	\$780,000	06-Jun-25
5 SORRENTO DRIVE NAR NAR GOON NORTH VIC 3812	\$829,900	20-Jul-25

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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**13 SEACOMBE ROAD NAR NAR
GOON NORTH VIC 3812**

4 2 2

Sold Price **\$780,000** Sold Date **06-Jun-25**

Distance **0.26km**



**5 SORRENTO DRIVE NAR NAR
GOON NORTH VIC 3812**

4 2 2

Sold Price **\$829,900** Sold Date **20-Jul-25**

Distance **0.37km**

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

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