

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

1 NARANGA CRESCENT 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Frankston

Period-from

01 Jan 2024

to

31 Dec 2024

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

3 NARANGA CRESCENT FRANKSTON VIC 3199	\$709,500	06-Aug-24
5 LUCERNE CRESCENT FRANKSTON VIC 3199	\$700,000	24-Sep-23
166 KARINGAL DRIVE FRANKSTON VIC 3199	\$680,000	26-Apr-24

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: 28 January 2025

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**3 NARANGA CRESCENT
FRANKSTON VIC 3199**
 4  1  3

Sold Price **\$709,500** Sold Date **06-Aug-24**

Distance **0.04km**

**5 LUCERNE CRESCENT
FRANKSTON VIC 3199**
 4  2  -

Sold Price **\$700,000** Sold Date **24-Sep-23**

Distance **0.07km**

**166 KARINGAL DRIVE FRANKSTON
VIC 3199**
 3  1  1

Sold Price **\$680,000** Sold Date **26-Apr-24**

Distance **0.09km**
RS = Recent sale

UN = Undisclosed Sale

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