

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

2 Denver Drive Narre Warren VIC 3805

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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 2021

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

5 Antonietta Place Narre Warren VIC 3805	\$638,500	28-Oct-20
6 Denise Court Narre Warren VIC 3805	\$645,500	14-Oct-20
20 Anaconda Road Narre Warren VIC 3805	\$631,001	12-Oct-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: 06 March 2021


**5 Antonietta Place Narre Warren
VIC 3805**
 3  2  2

Sold Price

\$638,500

Sold Date

28-Oct-20

Distance

0.31km

**6 Denise Court Narre Warren VIC
3805**
 3  2  2

Sold Price

\$645,500

Sold Date

14-Oct-20

Distance

0.44km

**20 Anaconda Road Narre Warren
VIC 3805**
 3  2  2

Sold Price

\$631,001

Sold Date

12-Oct-20

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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