

## 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

21 Fernwood Road Narre Warren VIC 3805

#### 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

\$530,000

&

\$570,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2019

to

31 Jan 2020

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

20 Summerlea Road Narre Warren VIC 3805	\$550,000	20-Oct-19
94 Prospect Hill Road Narre Warren VIC 3805	\$552,300	31-Oct-19
5 Parklea Close Narre Warren VIC 3805	\$562,500	23-Dec-19

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: 11 February 2020



20 Summerlea Road Narre Warren  
VIC 3805

Sold Price

**\$550,000**

Sold Date

**20-Oct-19**

 3  2  2

Distance

**0.16km**



94 Prospect Hill Road Narre Warren  
VIC 3805

Sold Price

**\$552,300**

Sold Date

**31-Oct-19**

 3  1  2

Distance

**0.65km**



5 Parklea Close Narre Warren VIC  
3805

Sold Price

**\$562,500**

Sold Date

**23-Dec-19**

 3  1  1

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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