

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23 Scarborough Drive Narre Warren South, 3805
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$695,000 & \$760,000
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Median sale price

Median price	\$832,500	Property Type	HOUSE	Suburb	NARRE WARREN SOUTH
Period - From	09-Nov-2021	to	08-Nov-2022	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	22 Sycamore Court, Narre Warren South, Vic 3805	\$740,000	26-Jul-2022
2	21 Janson Close, Narre Warren South, Vic 3805	\$751,000	07-Jun-2022
3	5 Chisholm Crescent, Narre Warren South, Vic 3805	\$755,000	04-Oct-2022

This statement of information was prepared on 12-Jan-2023 at 11:22:53 AM EST