

## 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

7 Heritage Drive Narre Warren South 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

\$685,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2019

to

29 Feb 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

7 Canet Grove Narre Warren South VIC 3805	\$725,250	03-Nov-19
2 Berkshire Place Narre Warren South VIC 3805	\$695,000	20-Jan-20
16 Champagne Grove Narre Warren South VIC 3805	\$735,000	16-Sep-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: 10 March 2020



**7 Canet Grove Narre Warren South  
VIC 3805**

 4  2  2

Sold Price

**\$725,250**

Sold Date

**03-Nov-19**

Distance

**0.54km**



**2 Berkshire Place Narre Warren  
South VIC 3805**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**20-Jan-20**

Distance

**0.64km**



**16 Champagne Grove Narre Warren  
South VIC 3805**

 4  2  2

Sold Price

**\$735,000**

Sold Date

**16-Sep-19**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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