

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

2/6 Blackwood 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2019

to

30 Jun 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

2/5 Emerald Court Narre Warren VIC 3805	\$427,500	26-Feb-20
2/16-18 Blackwood Drive Narre Warren VIC 3805	\$390,000	16-Dec-19
23/40-50 Victoria Road Narre Warren VIC 3805	\$418,000	25-Jan-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.~~

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2/5 Emerald Court Narre Warren VIC 3805

2 1 1

Sold Price

\$427,500

Sold Date **26-Feb-20**

Distance **1.47km**



2/16-18 Blackwood Drive Narre Warren VIC 3805

2 1 1

Sold Price

\$390,000

Sold Date **16-Dec-19**

Distance **0.08km**



23/40-50 Victoria Road Narre Warren VIC 3805

2 1 1

Sold Price

\$418,000

Sold Date **25-Jan-20**

Distance **0.4km**



1/57 Amber Crescent Narre Warren VIC 3805

2 1 1

Sold Price

\$437,000

Sold Date **11-Apr-20**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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