

# 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 8 Stallion Court, 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)

Price Range

\$600,000

&

\$660,000

### Median sale price

Median price

\$802,500

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/01/2022

to

31/03/2022

Source

REIV

### Comparable property sales

A 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
55 GOLDEN GROVE DRIVE, NARRE WARREN SOUTH VIC 3805	\$645,000	14/02/2022
73 LANGBOURNE DRIVE, NARRE WARREN SOUTH VIC 3805	\$632,500	25/02/2022
13 HORSEMAN COURT, NARRE WARREN SOUTH VIC 3805	\$620,000	28/01/2022

This Statement of Information was prepared on: 16/05/2022