

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

23/40-50 Victoria Road 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

\$385,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2019

to

31 Dec 2019

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

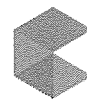
Date of sale

1/3 Fountain Drive Narre Warren VIC 3805	\$382,000	24-Aug-19
7/40-50 Victoria Road Narre Warren VIC 3805	\$412,000	25-Oct-19
2/14 Wallowa Crescent Narre Warren VIC 3805	\$417,950	16-Nov-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: 08 January 2020



CoreLogic®

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1/3 Fountain Drive Narre Warren
VIC 3805

2 1 1

Sold Price **\$382,000** Sold Date **24-Aug-19**

Distance **1.01km**



7/40-50 Victoria Road Narre
Warren VIC 3805

2 1 2

Sold Price **\$412,000** Sold Date **25-Oct-19**

Distance **0.04km**



2/14 Wallowa Crescent Narre
Warren VIC 3805

2 1 1

Sold Price ^{RS} **\$417,950** Sold Date **16-Nov-19**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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