



OBrien Real Estate

Richard Chhour

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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

13 Osmington Circle Narre Warren South 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Narre Warren South

Period-from

01 Jul 2018

to

30 Jun 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

14 Papillion Way Narre Warren South VIC 3805	\$667,000	06-Jun-19
31 Ellen Road Narre Warren South VIC 3805	\$686,000	04-Apr-19
14 Wearingford Avenue Narre Warren South VIC 3805	\$715,500	16-Mar-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.~~

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14 Papillion Way Narre Warren South VIC 3805

4 2 2

Sold Price **\$667,000** Sold Date **06-Jun-19**

Distance **0.48km**



31 Ellen Road Narre Warren South VIC 3805

4 2 2

Sold Price **\$686,000** Sold Date **04-Apr-19**

Distance **0.81km**



14 Wearingford Avenue Narre Warren South VIC 3805

4 2 2

Sold Price **\$715,500** Sold Date **16-Mar-19**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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