

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

3 MEME PLACE 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

\$510,000

&

\$561,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2021

to

31 May 2022

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

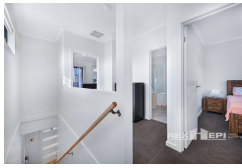
Date of sale

2 MEME PLACE NARRE WARREN VIC 3805	\$545,000	03-Feb-22
1/6 EATON PLACE NARRE WARREN VIC 3805	\$530,000	17-Jun-22
1/51 HEYINGTON CIRCLE NARRE WARREN VIC 3805	\$530,000	24-Feb-22

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: 24 June 2022



2 MEME PLACE NARRE WARREN VIC 3805

 2
  1
  1

Sold Price

\$545,000

Sold Date **03-Feb-22**

Distance

0.01km


1/6 EATON PLACE NARRE WARREN VIC 3805

 2
  1
  1

Sold Price

^{RS} **\$530,000** ^{UN}

Sold Date **17-Jun-22**

Distance

0.58km


1/51 HEYINGTON CIRCLE NARRE WARREN VIC 3805

 2
  1
  1

Sold Price

\$530,000

Sold Date **24-Feb-22**

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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