

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

9 Ohio Crescent 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2021

to

31 Dec 2021

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

3/1-3 Emily Drive Narre Warren VIC 3805	\$677,000	03-Nov-21
6 Fira Court Narre Warren VIC 3805	\$670,000	15-Oct-21
10 Glenburn Drive Hallam VIC 3803	\$675,000	03-Nov-21

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: 10 January 2022



3/1-3 Emily Drive Narre Warren VIC 3805 Sold Price **\$677,000** Sold Date **03-Nov-21**

 3  2  2

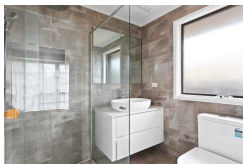
Distance **1km**



6 Fira Court Narre Warren VIC 3805 Sold Price **\$670,000** Sold Date **15-Oct-21**

 3  2  -

Distance **1.44km**



10 Glenburn Drive Hallam VIC 3803 Sold Price **\$675,000** Sold Date **03-Nov-21**

 3  2  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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