

## 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

5 Houlden Court Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2018

to

31 Aug 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

3 Abelia Rise Narre Warren VIC 3805	\$550,000	11-May-19
6 Godwin Avenue Narre Warren VIC 3805	\$570,000	15-May-19
45 Ellenvale Drive Narre Warren VIC 3805	\$590,880	30-May-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: 29 September 2019



## OBrien Real Estate

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### 3 Abelia Rise Narre Warren VIC 3805

3 2 2

Sold Price

**\$550,000**

Sold Date

**11-May-19**

Distance

**0.56km**



### 6 Godwin Avenue Narre Warren VIC 3805

3 2 2

Sold Price

**\$570,000**

Sold Date

**15-May-19**

Distance

**0.65km**



### 45 Ellenvale Drive Narre Warren VIC 3805

3 2 2

Sold Price

**\$590,880**

Sold Date

**30-May-19**

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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