

## 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

29 Cloverset Avenue 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

\$625,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,046

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 2020

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 Cornus Court Narre Warren VIC 3805	\$650,000	23-Jul-20
1 Creighton Street Narre Warren VIC 3805	\$660,000	03-Aug-20
4 Drummer Lane Narre Warren VIC 3805	\$650,000	23-Jul-20

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: 09 October 2020

	<b>3 Cornus Court Narre Warren VIC 3805</b>	Sold Price	<b>\$650,000</b>	Sold Date	<b>23-Jul-20</b>
	 4  2  2			Distance	<b>1.21km</b>
	<b>1 Creighton Street Narre Warren VIC 3805</b>	Sold Price	<b>\$660,000</b>	Sold Date	<b>03-Aug-20</b>
	 4  2  3			Distance	<b>1.37km</b>
	<b>4 Drummer Lane Narre Warren VIC 3805</b>	Sold Price	<b>\$650,000</b>	Sold Date	<b>23-Jul-20</b>
	 4  2  2			Distance	<b>1.56km</b>

RS = Recent sale

UN = Undisclosed Sale

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