

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

2/8 Aurea Court 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Nov 2020

to

31 Oct 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

2 Meadow Wood Walk Narre Warren VIC 3805	\$500,000	17-Mar-21
15/40-50 Victoria Road Narre Warren VIC 3805	\$462,000	24-Mar-21
2/4 Jade Court Narre Warren VIC 3805	\$480,120	11-Mar-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.~~

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2 Meadow Wood Walk Narre Warren VIC 3805

3 1 1

Sold Price **\$500,000** Sold Date **17-Mar-21**

Distance **2.42km**



15/40-50 Victoria Road Narre Warren VIC 3805

3 1 2

Sold Price **\$462,000** Sold Date **24-Mar-21**

Distance **4.3km**



2/4 Jade Court Narre Warren VIC 3805

3 1 2

Sold Price **\$480,120** Sold Date **11-Mar-21**

Distance **4.52km**

RS = Recent sale

UN = Undisclosed Sale

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