

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

4 Riddleston Court Narre Warren South 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2020

to

30 Apr 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

| | | |
|---|-----------|-----------|
| 11 Riddleston Court Narre Warren South VIC 3805 | \$557,000 | 15-Dec-20 |
| 6 Clement Court Narre Warren South VIC 3805 | \$620,500 | 24-Apr-21 |
| 2 Delmare Court Narre Warren South VIC 3805 | \$590,000 | 25-Jan-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: 18 May 2021


**11 Riddleston Court Narre Warren
South VIC 3805**
 3  2  1

Sold Price

\$557,000

Sold Date

15-Dec-20

Distance

0.05km

**6 Clement Court Narre Warren
South VIC 3805**
 3  1  2

Sold Price

^{RS} **\$620,500**

Sold Date

24-Apr-21

Distance

0.06km

**2 Delmare Court Narre Warren
South VIC 3805**
 3  2  2

Sold Price

\$590,000

Sold Date

25-Jan-21

Distance

0.18km

**9 Forrester Walk Narre Warren
South VIC 3805**
 3  2  2

Sold Price

\$600,000

Sold Date

01-Dec-20

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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