

## 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

7 Feehan Crescent Narre Warren South 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2020

to

31 Dec 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 9 Baronessa Avenue Narre Warren South VIC 3805 | \$640,000 | 16-Nov-20 |
| 5 Churchmead Court Narre Warren South VIC 3805 | \$655,000 | 21-Oct-20 |
| 5 Hertford Court Cranbourne North VIC 3977     | \$655,000 | 24-Nov-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: 06 January 2021



**9 Baronessa Avenue Narre Warren  
South VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$640,000** Sold Date **16-Nov-20**

Distance **0.48km**



**5 Churchmead Court Narre Warren  
South VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **21-Oct-20**

Distance **1.21km**



**5 Hertford Court Cranbourne North  
VIC 3977**

 4  2  2

Sold Price

**\$655,000** Sold Date **24-Nov-20**

Distance **1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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