

## 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 Britannia Close 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

\$790,000

&

\$869,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jul 2020

to

30 Jun 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 42 Chatswood Drive Narre Warren South VIC 3805 | \$800,000 | 04-May-21 |
| 7 Kailah Court Narre Warren South VIC 3805     | \$835,000 | 15-Apr-21 |
| 39 Tuileries Rise Narre Warren South VIC 3805  | \$820,000 | 26-Jun-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: 21 July 2021



**42 Chatswood Drive Narre Warren South VIC 3805**

 4  2  2

Sold Price

**\$800,000**

Sold Date

**04-May-21**

Distance

**0.03km**



**7 Kailah Court Narre Warren South VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$835,000**

Sold Date

**15-Apr-21**

Distance

**0.65km**



**39 Tuileries Rise Narre Warren South VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**26-Jun-21**

Distance

**0.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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