

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

38 The Springs Close 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2020

to

30 Sep 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

4 Toulouse Terrace Narre Warren South VIC 3805	\$900,000	26-Apr-21
13 Jack William Way Berwick VIC 3806	\$850,000	19-May-21
50 The Promenade Narre Warren South VIC 3805	\$805,000	25-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: 19 October 2021


4 Toulouse Terrace Narre Warren South VIC 3805

 4
  2
  2

Sold Price

\$900,000

Sold Date

26-Apr-21

Distance

0.64km

13 Jack William Way Berwick VIC 3806

 4
  2
  2

Sold Price

\$850,000

Sold Date

19-May-21

Distance

0.77km

50 The Promenade Narre Warren South VIC 3805

 4
  2
  2

Sold Price

\$805,000

Sold Date

25-Jun-21

Distance

1.12km
RS = Recent sale

UN = Undisclosed Sale

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