

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

10/16 SYLVANWOOD CRESCENT 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 2024

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 ALLUSIVE WALK NARRE WARREN VIC 3805	\$650,000	07-May-24
12 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$630,000	14-Feb-24
10 MAUDE COURT NARRE WARREN VIC 3805	\$710,000	14-May-24

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: 13 June 2024



4 ALLUSIVE WALK NARRE WARREN VIC 3805

 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **07-May-24**

Distance **0.04km**



12 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805

 2  2  1

Sold Price **\$630,000** Sold Date **14-Feb-24**

Distance **0.17km**



10 MAUDE COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price ^{RS} **\$710,000** Sold Date **14-May-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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