

## 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

6 MAYFAIR CRESCENT NARRE WARREN 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

\$880,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,750

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2021

to

31 Oct 2022

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 JACKSONS ROAD NARRE WARREN VIC 3805	\$922,500	26-May-22
1 MANETTE PLACE NARRE WARREN VIC 3805	\$860,000	17-Sep-22
16 VANCE COURT NARRE WARREN VIC 3805	\$875,000	07-Oct-22

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: 07 November 2022



**9 JACKSONS ROAD NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price **\$922,500** Sold Date **26-May-22**

Distance **0.38km**



**1 MANETTE PLACE NARRE  
WARREN VIC 3805**

 4  3  2

Sold Price **\$860,000** Sold Date **17-Sep-22**

Distance **0.28km**



**16 VANCE COURT NARRE WARREN  
VIC 3805**

 3  2  2

Sold Price <sup>RS</sup> **\$875,000** Sold Date **07-Oct-22**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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