

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 4 Beauford Avenue, Narre Warren South, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$940,000

&

\$995,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/11/2023

to

31/12/2023

Source

RP Data

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
73 BEAUFORD AVENUE, NARRE WARREN SOUTH VIC 3805	\$990,000	09/11/2023
15 ASHMORE AVENUE, NARRE WARREN SOUTH VIC 3805	\$940,000	17/01/2024
5 NADEEN STREET, NARRE WARREN SOUTH VIC 3805	\$1,100,000	25/10/2023

This Statement of Information was prepared on: 07/12/2023