

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

1 KESWICK COURT 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

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2021

to

31 May 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

8 TOULOUSE TERRACE NARRE WARREN SOUTH VIC 3805	\$815,000	17-Apr-22
19 CHAMPAGNE GROVE NARRE WARREN SOUTH VIC 3805	\$825,000	29-Mar-22
36 SNEDDON DRIVE NARRE WARREN SOUTH VIC 3805	\$845,000	04-Mar-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: 14 June 2022



**8 TOULOUSE TERRACE NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$815,000** Sold Date **17-Apr-22**

Distance -



**19 CHAMPAGNE GROVE NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$825,000** Sold Date **29-Mar-22**

Distance -



**36 SNEDDON DRIVE NARRE
WARREN SOUTH VIC 3805**

 4  2  3

Sold Price **\$845,000** Sold Date **04-Mar-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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