

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

2 Hillrise 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Land

Suburb

Narre Warren South

Period-from

01 Apr 2020

to

31 Mar 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

140 Homestead Road Berwick VIC 3806	\$474,000	27-Jan-21
33 Walker Way Berwick VIC 3806	\$495,000	08-Feb-21
56 Warmbrunn Crescent Berwick VIC 3806	\$495,000	22-Feb-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: 14 April 2021



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140 Homestead Road Berwick VIC 3806

Sold Price

\$474,000

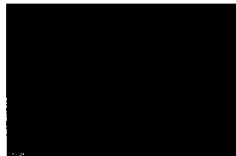
Sold Date

27-Jan-21

3 2 -

Distance

1.15km



33 Walker Way Berwick VIC 3806

Sold Price

\$495,000

Sold Date

08-Feb-21

- - -

Distance

1.25km



56 Warmbrunn Crescent Berwick VIC 3806

Sold Price

^{RS} **\$495,000**

Sold Date

22-Feb-21

- - -

Distance

1.58km

448M2
15x 32
Titled and Ready to Build
Alpha Estate

RS = Recent sale

UN = Undisclosed Sale

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