

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 Columbia Road Narre Warren, 3805
---	------------------------------------

Indicative selling price

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

Single price	\$690,000
--------------	-----------

Median sale price

Median price	\$708,000	Property Type	HOUSE	Suburb	NARRE WARREN
--------------	-----------	---------------	-------	--------	--------------

Period - From	07-Feb-2022	to	06-Feb-2023	Source	REA
---------------	-------------	----	-------------	--------	-----

Comparable property sales

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
1	9 Summerlea Road, Narre Warren, Vic 3805	\$715,000	19-Dec-2022
2	87 Valley Fair Drive, Narre Warren, Vic 3805	\$700,000	16-Feb-2023
3	4 Clarinda Drive, Narre Warren, Vic 3805	\$691,000	31-Jan-2023

This statement of information was prepared on 16-May-2023 at 12:00:36 PM EST