

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

5-6 Jindalee 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

\$1,340,000

&

\$1,440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

7 Kilgerron Court Narre Warren South VIC 3805	\$1,400,000	16-Jan-21
1-2 Gillies Court Narre Warren South VIC 3805	\$1,387,000	23-Mar-21
22 Warren Park Place Narre Warren South VIC 3805	\$1,400,000	30-Mar-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: 08 April 2021



**7 Kilgerron Court Narre Warren
 South VIC 3805**

 4  2  3

Sold Price **\$1,400,000** Sold Date **16-Jan-21**

Distance **0.72km**



**1-2 Gillies Court Narre Warren
 South VIC 3805**

 4  3  3

Sold Price ^{RS} **\$1,387,000** ^{UN} Sold Date **23-Mar-21**

Distance **1.8km**



**22 Warren Park Place Narre Warren
 South VIC 3805**

 5  2  7

Sold Price ^{RS} **\$1,400,000** Sold Date **30-Mar-21**

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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