

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

11/7-9 Denise Court Narre Warren 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2019

to

31 Jul 2020

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

1/57 Amber Crescent Narre Warren VIC 3805	\$437,000	11-Apr-20
2/5 Emerald Court Narre Warren VIC 3805	\$427,500	26-Feb-20

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: 31 August 2020



1/57 Amber Crescent Narre Warren VIC 3805 Sold Price **\$437,000** Sold Date **11-Apr-20**

 2  1  1

Distance **0.98km**



2/5 Emerald Court Narre Warren VIC 3805 Sold Price **\$427,500** Sold Date **26-Feb-20**

 2  1  1

Distance **0.98km**

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

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