

## 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

117 Seebeck Drive 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

\*House

X

\*Unit

Suburb

Narre Warren South

Period-from

01 Aug 2018

to

31 Jul 2019

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 Buster Court Narre Warren South VIC 3805	\$670,000	03-Jun-19
4 Dover Court Narre Warren South VIC 3805	\$690,000	22-Mar-19
25 Fleet Street Narre Warren South VIC 3805	\$655,000	17-Feb-19

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.~~

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

Sold Price

**\$670,000**

Sold Date

**03-Jun-19**

4 2 2

Distance

**0.49km**



**4 Dover Court Narre Warren South  
VIC 3805**

Sold Price

**\$690,000**

Sold Date

**22-Mar-19**

4 2 2

Distance

**0.76km**



**25 Fleet Street Narre Warren South  
VIC 3805**

Sold Price

**\$655,000**

Sold Date

**17-Feb-19**

4 2 2

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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