

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 PLOUGH RISE 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2022

to

30 Apr 2023

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

4 TOOMAH STREET NARRE WARREN SOUTH VIC 3805	\$695,000	17-Feb-23
9 FORRESTER WALK NARRE WARREN SOUTH VIC 3805	\$670,000	31-Mar-23
20 BARINGA PARK DRIVE NARRE WARREN SOUTH VIC 3805	\$690,000	17-Dec-22

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: 11 May 2023



**4 TOOMAH STREET NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price **\$695,000** Sold Date **17-Feb-23**

Distance **0.29km**



**9 FORRESTER WALK NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price ^{RS} **\$670,000** Sold Date **31-Mar-23**

Distance **0.33km**



**20 BARINGA PARK DRIVE NARRE
WARREN SOUTH VIC 3805**

 3  2  2

Sold Price **\$690,000** Sold Date **17-Dec-22**

Distance **0.34km**

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

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