

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

8 Cypress Hill 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2019

to

31 Oct 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

3 Snowgum Court Narre Warren South VIC 3805	\$660,000	02-Jul-20
1 Woodrush Court Narre Warren South VIC 3805	\$677,000	16-Jul-20
31 Scarborough Drive Narre Warren South VIC 3805	\$645,000	16-Jun-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: 10 November 2020



**3 Snowgum Court Narre Warren
South VIC 3805**

 3  2  2

Sold Price **\$660,000** Sold Date **02-Jul-20**

Distance **0.38km**



**1 Woodrush Court Narre Warren
South VIC 3805**

 3  3  3

Sold Price **\$677,000** Sold Date **16-Jul-20**

Distance **0.49km**



**31 Scarborough Drive Narre Warren
South VIC 3805**

 3  2  2

Sold Price **\$645,000** Sold Date **16-Jun-20**

Distance **1.89km**

RS = Recent sale UN = Undisclosed Sale

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