

## 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

12 ERNEST CRESCENT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2022

to

31 May 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 389 ORMOND ROAD NARRE WARREN SOUTH VIC 3805    | \$880,000 | 03-Feb-23 |
| 27 ST GEORGES ROAD NARRE WARREN SOUTH VIC 3805 | \$920,000 | 18-May-23 |
| 18 FLEET STREET NARRE WARREN SOUTH VIC 3805    | \$919,000 | 28-Apr-23 |

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: 06 June 2023



**389 ORMOND ROAD NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

**\$880,000**

Sold Date **03-Feb-23**

Distance

**1.18km**



**27 ST GEORGES ROAD NARRE  
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date **18-May-23**

Distance

**1.09km**



**18 FLEET STREET NARRE WARREN  
SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$919,000**

Sold Date **28-Apr-23**

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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