

## 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 1/51 Heyington Circle Narre Warren 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 \$495,000 & \$544,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$485,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 Feb 2021	to	31 Jan 2022	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
3/30-32 Garryowen Crescent Narre Warren VIC 3805	\$487,500	03-Aug-21
1 Blackwood Drive Narre Warren VIC 3805	\$490,000	08-Sep-21
1/13 Wallowa Crescent Narre Warren VIC 3805	\$516,000	16-Sep-21

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: 03 February 2022

[consumer.vic.gov.au](https://consumer.vic.gov.au)

Help