

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

6 Callistemon Crescent Narre Warren 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 2021

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

9 Cathie Court Narre Warren VIC 3805	\$726,000	05-Mar-21
3 Delta Court Narre Warren VIC 3805	\$722,000	03-Dec-20
54 Kurrajong Road Narre Warren VIC 3805	\$745,000	25-Nov-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: 24 March 2021



9 Cathie Court Narre Warren VIC 3805

 4  2  2

Sold Price

^{RS}

\$726,000

Sold Date

05-Mar-21

Distance

0.56km



3 Delta Court Narre Warren VIC 3805

 3  2  2

Sold Price

\$722,000

Sold Date

03-Dec-20

Distance

1.05km



54 Kurrajong Road Narre Warren VIC 3805

 4  2  2

Sold Price

\$745,000

Sold Date

25-Nov-20

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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