

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 Fuchsia Court 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,150

Property type

House

Suburb

Narre Warren

Period-from

01 May 2020

to

30 Apr 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

5 Fiona Court Narre Warren VIC 3805	\$613,000	27-Feb-21
14 Bradley Terrace Narre Warren VIC 3805	\$630,000	22-Mar-21
7 Ripley Court Narre Warren VIC 3805	\$640,000	21-Jan-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: 25 May 2021



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5 Fiona Court Narre Warren VIC 3805

3 1 1

Sold Price

\$613,000

Sold Date

27-Feb-21

Distance

0.5km



14 Bradley Terrace Narre Warren VIC 3805

3 1 1

Sold Price

\$630,000

Sold Date

22-Mar-21

Distance

0.63km



7 Ripley Court Narre Warren VIC 3805

3 2 1

Sold Price

\$640,000

Sold Date

21-Jan-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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