

## 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

3 Godwin Avenue Narre Warren VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,046

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 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

8 Browtop Road Narre Warren VIC 3805	\$650,000	03-May-20
3 Cornus Court Narre Warren VIC 3805	\$650,000	23-Jul-20
8 Jacksons Road Narre Warren VIC 3805	\$650,000	25-May-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.~~

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**8 Browtop Road Narre Warren VIC 3805**

Sold Price

**\$650,000**

Sold Date **03-May-20**

3 2 2

Distance **0.36km**



**3 Cornus Court Narre Warren VIC 3805**

Sold Price

Sold Date **23-Jul-20**

4 2 2

Distance **0.94km**



**8 Jacksons Road Narre Warren VIC 3805**

Sold Price

Sold Date **25-May-20**

4 2 2

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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