

## 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

89 Elstar Road 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2019

to

30 Apr 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

5 Parklea Close Narre Warren VIC 3805	\$562,500	18-Dec-19
13 Sweet Gum Avenue Narre Warren VIC 3805	\$605,000	04-Nov-19
20 Summerlea Road Narre Warren VIC 3805	\$550,000	20-Oct-19

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: 27 May 2020



### 5 Parklea Close Narre Warren VIC 3805

3 1 1

Sold Price

**\$562,500**

Sold Date

**18-Dec-19**

Distance

**0.96km**


### 13 Sweet Gum Avenue Narre Warren VIC 3805

3 2 5

Sold Price

**\$605,000**

Sold Date

**04-Nov-19**

Distance

**0.77km**


### 20 Summerlea Road Narre Warren VIC 3805

3 2 2

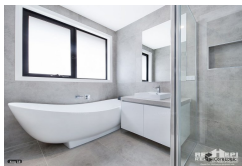
Sold Price

**\$550,000**

Sold Date

**20-Oct-19**

Distance

**0.94km**


### 62 Victoria Road Narre Warren VIC 3805

4 2 2

Sold Price

- Sold Date

-

Distance

**0.07km**


### 147 Maramba Drive Narre Warren VIC 3805

3 2 2

Sold Price

**\$610,000**

Sold Date

**08-Oct-19**

Distance

**0.42km**


### 9 Duncraig Court Narre Warren VIC 3805

3 2 2

Sold Price

**\$620,000**

Sold Date

**02-Nov-19**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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### 23 Geoffrey Court Narre Warren VIC 3805

 4
  2
  2

Sold Price

**\$680,000**

Sold Date

**14-Oct-19**

Distance

**0.67km**


### 11 Kendall Drive Narre Warren VIC 3805

 3
  2
  2

Sold Price

**\$660,000**

Sold Date

**17-Oct-19**

Distance

**0.74km**


### 1 Coral Gum Court Narre Warren VIC 3805

 4
  2
  1

Sold Price

**\$655,000**

Sold Date

**05-Oct-19**

Distance

**0.76km**


### 8 Kendall Drive Narre Warren VIC 3805

 4
  2
  2

Sold Price

**\$690,000**

Sold Date

**08-Oct-19**

Distance

**0.76km**


### 65 Kendall Drive Narre Warren VIC 3805

 3
  1
  1

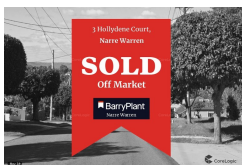
Sold Price

**\$510,000**

Sold Date

**07-Oct-19**

Distance

**0.82km**


### 3 Hollydene Court Narre Warren VIC 3805

 4
  2
  2

Sold Price

**\$650,000**

Sold Date

**04-Nov-19**

Distance

**0.87km**

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UN = Undisclosed Sale

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