

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

6/302 Golf Links Road 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2020

to

31 May 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

18/302 Golf Links Road Narre Warren VIC 3805	\$372,000	24-Mar-21
4/302 Golf Links Road Narre Warren VIC 3805	\$360,000	22-Feb-21
5/14-20 Shrives Road Narre Warren VIC 3805	\$400,000	18-Dec-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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**18/302 Golf Links Road Narre
Warren VIC 3805**

Sold Price **\$372,000** Sold Date **24-Mar-21**

 2  1  1

Distance -



**4/302 Golf Links Road Narre
Warren VIC 3805**

Sold Price **\$360,000** Sold Date **22-Feb-21**

 2  1  1

Distance -



**5/14-20 Shrives Road Narre Warren
VIC 3805**

Sold Price **\$400,000** Sold Date **18-Dec-20**

 2  1  1

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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