

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

34-36 Laramie Road Narre Warren South 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

\$1,690,000

&

\$1,790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Narre Warren South

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

34-36 Hillsmeade Drive Narre Warren South VIC 3805	\$1,950,000	08-Mar-21
6-7 Carrington Court Narre Warren South VIC 3805	\$1,900,000	26-Apr-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: 16 June 2021



34-36 Hillsmeade Drive Narre Warren South VIC 3805

 4  4  16

Sold Price ^{RS} **\$1,950,000** Sold Date **08-Mar-21**

Distance **0.56km**



6-7 Carrington Court Narre Warren South VIC 3805

 4  3  10

Sold Price ^{RS} **\$1,900,000** ^{UN} Sold Date **26-Apr-21**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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