

## 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

11 Comet Chase Narre Warren South 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2020

to

31 Aug 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 13 Leyland Drive Narre Warren South VIC 3805    | \$678,000 | 03-Jul-21 |
| 2 Wallingford Place Narre Warren South VIC 3805 | \$665,000 | 16-Aug-21 |
| 32 Kippenross Drive Narre Warren South VIC 3805 | \$715,000 | 24-Mar-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: 21 September 2021

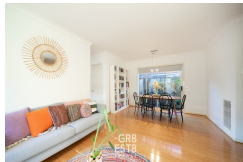


**13 Leyland Drive Narre Warren  
 South VIC 3805**

 4  2  2

Sold Price **\$678,000** Sold Date **03-Jul-21**

Distance **0.05km**



**2 Wallingford Place Narre Warren  
 South VIC 3805**

 3  2  2

Sold Price <sup>RS</sup> **\$665,000** Sold Date **16-Aug-21**

Distance **1.28km**



**32 Kippenross Drive Narre Warren  
 South VIC 3805**

 3  2  2

Sold Price **\$715,000** Sold Date **24-Mar-21**

Distance **1.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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