

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

31 Anaconda 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2020

to

30 Sep 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

35 Bosco Close Narre Warren VIC 3805	\$705,000	16-Aug-21
9 Kialoa Court Narre Warren VIC 3805	\$715,000	22-May-21
13 Greenacre Crescent Narre Warren VIC 3805	\$740,000	29-Jun-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: 20 October 2021



first
national
REAL ESTATE

Neilson Partners

Todd McKenna

P 5941 4444

M 0418 391 182

E todd.m@neilsonpartners.com.au



35 Bosco Close Narre Warren VIC
3805

3 1 2

Sold Price

^{RS} \$705,000 Sold Date 16-Aug-21

Distance 0.15km



9 Kialoa Court Narre Warren VIC
3805

- 2 2

Sold Price

\$715,000 Sold Date 22-May-21

Distance 0.21km



13 Greenacre Crescent Narre
Warren VIC 3805

3 1 4

Sold Price

\$740,000 Sold Date 29-Jun-21

Distance 0.83km

RS = Recent sale

UN = Undisclosed Sale

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