

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 Abbey 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

*House

X

*Unit

Suburb

Narre Warren South

Period-from

01 May 2018

to

30 Apr 2019

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 six 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 Tuileries Rise Narre Warren South VIC 3805	\$610,000	22-Nov-18
14 Galloway Drive Narre Warren South VIC 3805	\$610,000	27-Mar-19
9 Rigby Court Narre Warren South VIC 3805	\$625,000	29-Apr-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 six months.~~

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13 Tuileries Rise Narre Warren South VIC 3805

 4
  2
  2

Sold Price

\$610,000

Sold Date

22-Nov-18

Distance

0.18km

14 Galloway Drive Narre Warren South VIC 3805

 4
  2
  2

Sold Price

^{RS} **\$610,000** ^{UN}

Sold Date

27-Mar-19

Distance

0.44km

9 Rigby Court Narre Warren South VIC 3805

 4
  2
  2

Sold Price

^{RS} **\$625,000**

Sold Date

29-Apr-19

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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