

## 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

9 Denver Drive Narre Warren 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2020

to

31 Oct 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 6 Fairview Avenue Narre Warren VIC 3805 | \$727,000 | 05-Jul-21 |
| 6 Daniel Court Narre Warren VIC 3805    | \$750,000 | 15-Jun-21 |
| 30 Silkwood Avenue Berwick VIC 3806     | \$720,000 | 24-Aug-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: 04 November 2021



**6 Fairview Avenue Narre Warren VIC 3805**

 3  2  1

Sold Price **\$727,000** Sold Date **05-Jul-21**

Distance **0.67km**



**6 Daniel Court Narre Warren VIC 3805**

 3  2  2

Sold Price **\$750,000** Sold Date **15-Jun-21**

Distance **1.07km**



**30 Silkwood Avenue Berwick VIC 3806**

 3  2  3

Sold Price **\$720,000** Sold Date **24-Aug-21**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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