

## 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 Cathie Court 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2020

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 47 Shinnars Avenue Narre Warren VIC 3805 | \$680,000 | 04-Oct-20 |
| 52 Blackwood Drive Narre Warren VIC 3805 | \$680,000 | 09-Dec-20 |
| 12 Weiske Street Narre Warren VIC 3805   | \$651,650 | 14-Oct-20 |

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: 24 February 2021



**47 Shinnars Avenue Narre Warren  
VIC 3805**

 4  2  2

Sold Price

**\$680,000**

Sold Date **04-Oct-20**

Distance **0.76km**



**52 Blackwood Drive Narre Warren  
VIC 3805**

 4  2  1

Sold Price

Sold Date **09-Dec-20**

Distance **1.2km**



**12 Weiske Street Narre Warren VIC  
3805**

 4  2  2

Sold Price

**\$651,650**

Sold Date **14-Oct-20**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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