

## 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

92 Prospect Hill Road 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

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2019

to

29 Feb 2020

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 Pin Oak Court Narre Warren VIC 3805	\$600,000	10-Mar-20
135 Maramba Drive Narre Warren VIC 3805	\$620,000	20-Jan-20
32 Sandalwood Drive Narre Warren VIC 3805	\$615,000	13-Dec-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 6 months.~~

This Statement of Information was prepared on: 23 March 2020


**6 Pin Oak Court Narre Warren VIC 3805**
 4  1  2

Sold Price

**\$600,000**

Sold Date

**10-Mar-20**

Distance

**1.08km**

**135 Maramba Drive Narre Warren VIC 3805**
 4  2  1

Sold Price

**\$620,000**

Sold Date

**20-Jan-20**

Distance

**1.29km**

**32 Sandalwood Drive Narre Warren VIC 3805**
 4  2  2

Sold Price

**\$615,000**

Sold Date

**13-Dec-19**

Distance

**0.99km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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