

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

11 Edmonds Street 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

\$770,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2020

to

30 Jun 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

5 Freda Court Narre Warren VIC 3805	\$778,000	21-Jun-21
12 London Crescent Narre Warren VIC 3805	\$788,500	27-May-21
54 Browtop Road Narre Warren VIC 3805	\$772,000	28-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.~~

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5 Freda Court Narre Warren VIC 3805

Sold Price

^{RS}

\$778,000

Sold Date

21-Jun-21

4 2 2

Distance

0.34km



12 London Crescent Narre Warren VIC 3805

Sold Price

^{RS}

\$788,500

Sold Date

27-May-21

4 2 1

Distance

0.54km



54 Browtop Road Narre Warren VIC 3805

Sold Price

^{RS}

\$772,000

Sold Date

28-Jun-21

4 2 2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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