

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

1/6 EATON PLACE 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

\$485,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,695

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2021

to

30 Apr 2022

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

3/14-16 VICTORIA ROAD NARRE WARREN VIC 3805	\$505,000	01-Apr-22
1/82 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$570,000	04-May-22
1/51 HEYINGTON CIRCLE NARRE WARREN VIC 3805	\$530,000	24-Feb-22

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 May 2022

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3/14-16 VICTORIA ROAD NARRE WARREN VIC 3805

 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date

01-Apr-22

Distance

0.83km



1/82 PROSPECT HILL ROAD NARRE WARREN VIC 3805

 2  2  1

Sold Price

^{RS} **\$570,000**

Sold Date

04-May-22

Distance

1.5km



1/51 HEYINGTON CIRCLE NARRE WARREN VIC 3805

 2  1  1

Sold Price

\$530,000

Sold Date

24-Feb-22

Distance

1.56km



8/40-50 VICTORIA ROAD NARRE WARREN VIC 3805

 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

06-May-22

Distance

1.08km



21/95 PROSPECT HILL ROAD NARRE WARREN VIC 3805

 2  1  1

Sold Price

\$512,500

Sold Date

28-Jan-22

Distance

1.71km



2 MEME PLACE NARRE WARREN VIC 3805

 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date

14-Feb-22

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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**11 ALLUSIVE WALK NARRE
WARREN VIC 3805**

2 1 1

Sold Price **\$540,000** Sold Date **31-Jan-22**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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