

## 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

16 VERT AVENUE NARRE WARREN SOUTH 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

\$975,000

&

\$1,035,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$809,444

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2021

to

30 Sep 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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 15 VERT AVENUE NARRE WARREN SOUTH VIC 3805    | \$1,010,000 | 05-Aug-22 |
| 19 BRANGUS AVENUE NARRE WARREN SOUTH VIC 3805 | \$1,020,000 | 16-Jul-22 |
| 8 JACQUI TERRACE NARRE WARREN SOUTH VIC 3805  | \$1,050,000 | 30-Apr-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: 25 October 2022



**15 VERT AVENUE NARRE WARREN  
SOUTH VIC 3805**

Sold Price

<sup>RS</sup>

**\$1,010,000**

Sold Date

**05-Aug-22**



4



2



2

Distance

**0.1km**



**19 BRANGUS AVENUE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

**\$1,020,000**

Sold Date

**16-Jul-22**



4



2



2

Distance

**0.41km**



**8 JACQUI TERRACE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

**\$1,050,000**

Sold Date

**30-Apr-22**



4



2



2

Distance

**1.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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