OBrien Real Estate
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Falmouth Road Narre Warren South 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	$650,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$641,500	*House	X	~~*Unit~~		Suburb	Narre Warren South
Period-from	01 Feb 2018	to	31 Jan 2019			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 six 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
44 Harrington Drive Narre Warren South VIC 3805	$636,000	03-Dec-18
43 Community Parade Narre Warren South VIC 3805	$630,000	21-Aug-18
10 Liverpool Court Narre Warren South VIC 3805	$660,000	14-Aug-18

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 six months.~~

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44 Harrington Drive Narre Warren South VIC 3805

4 2 2

Sold Price **$636,000** Sold Date **03-Dec-18**

Distance **0.64km**



43 Community Parade Narre Warren South VIC 3805

4 2 2

Sold Price **$630,000** Sold Date **21-Aug-18**

Distance **0.77km**



10 Liverpool Court Narre Warren South VIC 3805

4 2 2

Sold Price **$660,000** Sold Date **14-Aug-18**

Distance **0.97km**

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

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