

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

8 TOWER AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2022

to

30 Sep 2023

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

7 TOWER AVENUE NARRE WARREN SOUTH VIC 3805	\$928,000	20-Jun-23
10 ASHMORE AVENUE NARRE WARREN SOUTH VIC 3805	\$820,000	04-Sep-23
16 HICKORY DRIVE NARRE WARREN SOUTH VIC 3805	\$800,000	12-Jul-23

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: 10 October 2023



7 TOWER AVENUE NARRE WARREN SOUTH VIC 3805

5 2 2

Sold Price

^{RS}

\$928,000

Sold Date

20-Jun-23

Distance

0.05km



10 ASHMORE AVENUE NARRE WARREN SOUTH VIC 3805

5 2 2

Sold Price

^{RS}

\$820,000

Sold Date

04-Sep-23

Distance

2.79km



16 HICKORY DRIVE NARRE WARREN SOUTH VIC 3805

5 2 2

Sold Price

\$800,000

Sold Date

12-Jul-23

Distance

3.08km

RS = Recent sale

UN = Undisclosed Sale

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