

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 Harrington Drive 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2020

to

30 Nov 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

7 Britannia Close Narre Warren South VIC 3805	\$830,000	08-Aug-21
15 Golden Grove Drive Narre Warren South VIC 3805	\$808,000	09-Sep-21
41 Chisholm Crescent Narre Warren South VIC 3805	\$827,000	22-Nov-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.~~

This Statement of Information was prepared on: 08 December 2021

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7 Britannia Close Narre Warren South VIC 3805

3 2 2

Sold Price **\$830,000** Sold Date **08-Aug-21**

Distance **0.34km**



15 Golden Grove Drive Narre Warren South VIC 3805

4 2 2

Sold Price **\$808,000** Sold Date **09-Sep-21**

Distance **0.64km**



41 Chisholm Crescent Narre Warren South VIC 3805

4 2 2

Sold Price ^{RS} **\$827,000** Sold Date **22-Nov-21**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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