



Marko Ghattas
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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

40 Franleigh Drive 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

*House

X

*Unit

Suburb

Narre Warren

Period-from

01 Jul 2018

to

30 Jun 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 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

20 Columbia Road Narre Warren VIC 3805	\$555,000	26-Jun-19
5 Murdoch Avenue Narre Warren VIC 3805	\$540,000	26-Jun-19
20 Cloverset Avenue Narre Warren VIC 3805	\$520,000	10-Apr-19

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.~~

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**20 Columbia Road Narre Warren
VIC 3805**

3 2 2

Sold Price

\$555,000

Sold Date

26-Jun-19

Distance

0.17km



**5 Murdoch Avenue Narre Warren
VIC 3805**

3 2 2

Sold Price

\$540,000

Sold Date

26-Jun-19

Distance

0.79km



**20 Cloverset Avenue Narre Warren
VIC 3805**

3 1 1

Sold Price

\$520,000

Sold Date

10-Apr-19

Distance

0.63km

Notes from your agent

note: updated kitchen complete with stainless steel appliances, timber floor boards throughout & single carport, large outdoor deck

RS = Recent sale

UN = Undisclosed Sale

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