

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

23 Leonie Court 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,500

*House

X

*Unit

Suburb

Narre Warren

Period-from

01 Sep 2017

to

31 Aug 2018

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 Amber Crescent Narre Warren VIC 3805	\$570,000	17-Sep-18
11 Estella Court Narre Warren VIC 3805	\$570,000	26-Sep-18
11 Shiraz Crescent Narre Warren VIC 3805	\$550,000	29-Mar-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 Amber Crescent Narre Warren VIC 3805

3 2 2

Sold Price

\$570,000

Sold Date

17-Sep-18

Distance

0.06km



11 Estella Court Narre Warren VIC 3805

3 2 2

Sold Price

Sold Date

26-Sep-18

Distance

0.66km



11 Shiraz Crescent Narre Warren VIC 3805

3 2 2

Sold Price

\$550,000

Sold Date

29-Mar-18

Distance

1.36km

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