

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

2 Wilga 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,046

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 2020

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

116 Fountain Drive Narre Warren VIC 3805	\$594,000	29-Apr-20
130 Frawley Road Hallam VIC 3803	\$575,000	24-Aug-20

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: 07 October 2020


**116 Fountain Drive Narre Warren
VIC 3805**
 3  1  2

Sold Price

\$594,000

Sold Date **29-Apr-20**

Distance **1.47km**

130 Frawley Road Hallam VIC 3803
 3  1  2

Sold Price

^{RS} **\$575,000**

Sold Date **24-Aug-20**

Distance **1.74km**
RS = Recent sale

UN = Undisclosed Sale

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