

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 329,700 or range between \$* & \$

Median sale price

**** THERE ARE NO 1 BEDROOM COMPARATIVES- BELOW ARE MEDIAN PRICES FOR 2 BEDROOM FREESTANDING UNITS IN NARRE WARREN, VIC

Median price \$480,000 *House ☐ *unit ☒ Suburb or locality Narre Warren
Period - From 01/05/2022 to 01/05/2023 Source Realestate.com.au

Comparable property sales

*** PLEASE NOTE THERE HAVE BEEN NO COMPARABLE SALES WITHIN 18 MONTHS***

A* These are the three properties sold at the property in the last 60 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. This is the only serviced Apartment building in Narre Warren precinct.

Address of comparable property	Price	Date of sale
1 Lot 34, Quest Narre Warren Don Bosco Dve.	\$352,000	10/04/ 2019
2 Lot 32, Quest Narre Warren Don Bosco Dve.	\$ 312,500	15/10/2018
3 Lot 14 Quest Narre Warren Don Bosco Dve.	\$ 312,500	20/ 09/2018

This statement was prepared on 2nd May 2023