

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

5 Janet 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2019

to

30 Apr 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

3 Garrett Court Narre Warren VIC 3805	\$680,000	04-Mar-20
71 London Crescent Narre Warren VIC 3805	\$675,300	16-Feb-20
70 London Crescent Narre Warren VIC 3805	\$667,000	12-Sep-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.~~

This Statement of Information was prepared on: 19 May 2020



3 Garrett Court Narre Warren VIC 3805

 4  2  2

Sold Price

\$680,000

Sold Date **04-Mar-20**

Distance

0.1km



71 London Crescent Narre Warren VIC 3805

 3  2  2

Sold Price

\$675,300

Sold Date **16-Feb-20**

Distance

0.37km



70 London Crescent Narre Warren VIC 3805

 3  2  2

Sold Price

\$667,000

Sold Date **12-Sep-19**

Distance

0.5km



76 Kendall Drive Narre Warren VIC 3805

 5  2  2

Sold Price

\$700,000

Sold Date **07-Apr-20**

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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