

## 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

7 Stafford Place Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$529,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2019

to

31 May 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

8 Amber Crescent Narre Warren VIC 3805	\$545,000	23-May-20
64 Elstar Road Narre Warren VIC 3805	\$530,000	18-Mar-20
10 Chateau Avenue Narre Warren VIC 3805	\$555,000	15-Mar-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.~~

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## 8 Amber Crescent Narre Warren VIC 3805

3 2 4

Sold Price

**\$545,000**

Sold Date **23-May-20**

Distance **0.97km**



## 64 Elstar Road Narre Warren VIC 3805

3 2 2

Sold Price

**\$530,000**

Sold Date **18-Mar-20**

Distance **1.33km**



## 10 Chateau Avenue Narre Warren VIC 3805

3 1 2

Sold Price

**\$555,000**

Sold Date **15-Mar-20**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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