

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 2/55 Prospect Hill Road, 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)

Range between \$*450,000 & \$490,000

Median sale price

Median price \$530,000 Property type Unit Suburb Berwick
Period - From 18/4/2022 to 17/4/2023 Source realestate.com.au

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
1 – 8/40-50 Victoria Road, Narre Warren, VIC, 3805	\$500,000	31/10/2022
2 – 13/95 Prospect Hill Road, Narre Warren, VIC, 3805	\$480,000	14/4/2023
3 – 2/14 Linlithgow Court, Narre Warren, VIC, 3805	\$460,000	22/12/2022

This Statement of Information was prepared on: 5/6/2023