

## 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 8 Darling Way 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	\$550,000	&	\$600,000
--------------	---------------------	-----------	---	-----------

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$590,000	Property type	House	Suburb	Narre Warren
--------------	-----------	---------------	-------	--------	--------------

Period-from	01 Mar 2019	to	29 Feb 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
32 Mahon Crescent Narre Warren VIC 3805	\$600,000	04-Nov-19
13 Upton Crescent Narre Warren VIC 3805	\$600,000	02-Jan-20
6 Coonara Court Narre Warren VIC 3805	\$600,000	20-Dec-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: 17 March 2020