

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 Freda 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

\$710,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,150

Property type

House

Suburb

Narre Warren

Period-from

01 May 2020

to

30 Apr 2021

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

2 Janet Court Narre Warren VIC 3805	\$750,000	05-May-21
8 Sidney Court Narre Warren VIC 3805	\$760,000	30-Apr-21
1 Van Court Narre Warren VIC 3805	\$700,000	18-Dec-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.~~

This Statement of Information was prepared on: 20 May 2021


2 Janet Court Narre Warren VIC 3805
 4  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

05-May-21

Distance

0.09km

8 Sidney Court Narre Warren VIC 3805
 4  2  2

Sold Price

^{RS} **\$760,000**

Sold Date

30-Apr-21

Distance

0.43km

1 Van Court Narre Warren VIC 3805
 4  2  2

Sold Price

\$700,000

Sold Date

18-Dec-20

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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