

## 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

37 Hanley Street 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

\$590,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2019

to

30 Jun 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

61 Hanley Street Narre Warren VIC 3805	\$620,000	19-Jun-20
27 Upton Crescent Narre Warren VIC 3805	\$597,500	03-Mar-20
9 Lancaster Avenue Narre Warren VIC 3805	\$590,000	14-Apr-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: 30 July 2020



### 61 Hanley Street Narre Warren VIC 3805

3 1 2

Sold Price

<sup>RS</sup> \$620,000 Sold Date 19-Jun-20

Distance 0.21km



### 27 Upton Crescent Narre Warren VIC 3805

3 1 2

Sold Price

\$597,500 Sold Date 03-Mar-20

Distance 0.41km



### 9 Lancaster Avenue Narre Warren VIC 3805

3 1 1

Sold Price

\$590,000 Sold Date 14-Apr-20

Distance 1km

RS = Recent sale

UN = Undisclosed Sale

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