

## 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

15 VERT AVENUE NARRE WARREN SOUTH 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

\$975,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2021

to

31 May 2022

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

6 CANET GROVE NARRE WARREN SOUTH VIC 3805	\$955,000	24-May-22
8 JACQUI TERRACE NARRE WARREN SOUTH VIC 3805	\$1,050,000	30-Apr-22
7 WILLIAM LEONARD COURT NARRE WARREN SOUTH VIC 3805	\$1,060,000	08-Jun-22

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: 27 June 2022



**6 CANET GROVE NARRE WARREN  
SOUTH VIC 3805**

Sold Price

<sup>RS</sup>

**\$955,000**

Sold Date **24-May-22**

 4  2  4

Distance -



**8 JACQUI TERRACE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

**\$1,050,000**

Sold Date **30-Apr-22**

 4  2  2

Distance -



**7 WILLIAM LEONARD COURT  
NARRE WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup>

**\$1,060,000**

Sold Date **08-Jun-22**

 4  2  2

Distance -

**RS** = Recent sale

**UN** = Undisclosed Sale

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