

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

7 Byron Court Narre Warren South 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2019

to

31 Dec 2019

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

98 Langbourne Drive Narre Warren South VIC 3805	\$645,000	28-Dec-19
19 Lighthorse Crescent Narre Warren South VIC 3805	\$650,000	02-Dec-19
11 Nana Walk Narre Warren South VIC 3805	\$620,000	28-Nov-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: 21 January 2020


98 Langbourne Drive Narre Warren South VIC 3805

Sold Price

^{RS} **\$645,000**

Sold Date

28-Dec-19
 5

 2

 2

Distance

0.51km

19 Lighthorse Crescent Narre Warren South VIC 3805

Sold Price

^{RS} **\$650,000**

Sold Date

02-Dec-19
 4

 2

 2

Distance

0.53km

11 Nana Walk Narre Warren South VIC 3805

Sold Price

^{RS} **\$620,000**

Sold Date

28-Nov-19
 4

 2

 2

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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