

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

12/95 PROSPECT HILL ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/49 HEYINGTON CIRCLE NARRE WARREN VIC 3805	\$515,000	31-Jul-23
2/55 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$480,000	30-Jul-23

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: 10 January 2024



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We're under
application.

**1/49 HEYINGTON CIRCLE NARRE
WARREN VIC 3805**

2 1 1

Sold Price

\$515,000

Sold Date

31-Jul-23

Distance

0.57km



**2/55 PROSPECT HILL ROAD
NARRE WARREN VIC 3805**

2 1 1

Sold Price

\$480,000

Sold Date

30-Jul-23

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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