

## 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

73 Langbourne Drive 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2018

to

31 Oct 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 38 Terrapin Drive Narre Warren South VIC 3805 | \$473,000 | 12-Sep-19 |
| 75 Seebeck Drive Narre Warren South VIC 3805  | \$492,000 | 08-Jul-19 |
| 28 Manatoka Crescent Hampton Park VIC 3976    | \$500,000 | 02-Sep-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: 12 November 2019



**38 Terrapin Drive Narre Warren  
South VIC 3805**

3 1 2

Sold Price

**\$473,000**

Sold Date

**12-Sep-19**

Distance

**0.32km**



**75 Seebeck Drive Narre Warren  
South VIC 3805**

3 1 1

Sold Price

**\$492,000**

Sold Date

**08-Jul-19**

Distance

**0.61km**



**28 Manatoka Crescent Hampton  
Park VIC 3976**

3 2 2

Sold Price

**\$500,000**

Sold Date

**02-Sep-19**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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