

# 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 5 Rosewood Court, 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)

Price Range

\$669,000

&

\$729,000

### Median sale price

Median price

\$805,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/04/2022

to

31/03/2023

Source

Pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------------------|-----------|--------------|
| 2 PLOUGH RISE, NARRE WARREN SOUTH VIC 3805       | \$679,000 | 16/06/2023   |
| 22 BROLIN TERRACE, CRANBOURNE NORTH VIC 3977     | \$710,000 | 08/03/2023   |
| 74 STRATHAIRD DRIVE, NARRE WARREN SOUTH VIC 3805 | \$710,000 | 19/05/2023   |

This Statement of Information was prepared on: 20/06/2023