

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

10 Nandina 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,650

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2020

to

30 Sep 2021

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 Redgum Place Narre Warren VIC 3805	\$711,111	15-Jun-21
55 Hanley Street Narre Warren VIC 3805	\$725,500	30-Sep-21
55 Homestead Road Berwick VIC 3806	\$710,000	14-Jul-21

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: 04 October 2021



1 Redgum Place Narre Warren VIC 3805

Sold Price

\$711,111

Sold Date

15-Jun-21

 3  2  3

Distance

0.63km



55 Hanley Street Narre Warren VIC 3805

Sold Price

^{RS} **\$725,500**

Sold Date

30-Sep-21

 3  2  8

Distance

1.06km



55 Homestead Road Berwick VIC 3806

Sold Price

\$710,000

Sold Date

14-Jul-21

 3  2  2

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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