

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 Provence Place, Narre Warren South, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$660,000

&

\$720,000

Median sale price

Median price

\$756,500

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/02/2021

to

01/02/2022

Source

realestate.com.au

Comparable property sales

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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
84 MANNAVUE BOULEVARD, CRANBOURNE NORTH VIC 3977	\$691,000	24/01/2022
46B BEAUFORD AVENUE, NARRE WARREN SOUTH VIC 3805	\$715,100	01/02/2022
31 THE STRAND, NARRE WARREN SOUTH VIC 3805	\$720,000	18/10/2021

This Statement of Information was prepared on: 15/02/2022