

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

13-14 GASKETT COURT NARRE WARREN SOUTH 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

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,800

Property type

Land

Suburb

Narre Warren South

Period-from

01 Feb 2022

to

31 Jan 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

197-205 GREAVES ROAD NARRE WARREN SOUTH VIC 3805	\$1,700,000	07-Dec-22

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: 22 February 2023

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**197-205 GREAVES ROAD NARRE
WARREN SOUTH VIC 3805**

 4  3  3

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **07-Dec-22**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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