

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 22 Cloverset Avenue, Narre Warren, VIC 3805

Indicative selling price

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

Price Range

\$590,000

&

\$649,000

Median sale price

Median price

\$719,000

Property Type

House

Suburb

Narre Warren (3805)

Period - From

18/05/2022

to

18/05/2023

Source

REIV & 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
17 AVISHA WAY, NARRE WARREN VIC 3805	\$605,000	31/03/2023
48 BROWTOP ROAD, NARRE WARREN VIC 3805	\$642,000	27/03/2023
11 GUILDFORD CRESCENT, NARRE WARREN VIC 3805	\$645,000	24/03/2023

This Statement of Information was prepared on: 19/05/2023