

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

3 Prairie Court 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 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

2 Hollydene Court Narre Warren VIC 3805	\$640,000	11-Feb-21
34 Tinks Road Narre Warren VIC 3805	\$661,000	06-Mar-21
65 Valley Fair Drive Narre Warren VIC 3805	\$650,000	19-Nov-20

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: 25 March 2021



2 Hollydene Court Narre Warren VIC 3805

 3  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

11-Feb-21

Distance

0.55km



34 Tinks Road Narre Warren VIC 3805

 3  1  2

Sold Price

^{RS} **\$661,000**

Sold Date

06-Mar-21

Distance

0.75km



65 Valley Fair Drive Narre Warren VIC 3805

 3  1  1

Sold Price

\$650,000

Sold Date

19-Nov-20

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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