

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

2/11 Hillbrick 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Feb 2020

to

31 Jan 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

4/22 Immy Parade Narre Warren VIC 3805	\$532,603	21-Jun-20
4/5 Kentucky Close Narre Warren VIC 3805	\$520,000	05-Mar-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: 14 February 2021


**4/22 Immy Parade Narre Warren
VIC 3805**
 3  2  2

Sold Price

\$532,603

Sold Date

21-Jun-20

Distance

1.61km

**4/5 Kentucky Close Narre Warren
VIC 3805**
 3  2  2

Sold Price

\$520,000

Sold Date

05-Mar-20

Distance

2.47km
RS = Recent sale

UN = Undisclosed Sale

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