

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

7 NANA WALK 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2021

to

31 May 2022

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

8 EARLWOOD STREET NARRE WARREN SOUTH VIC 3805	\$700,000	30-Mar-22
31 AMBERLY PARK DRIVE NARRE WARREN SOUTH VIC 3805	\$705,000	10-May-22
17 MAHOGANY CLOSE HAMPTON PARK VIC 3976	\$710,000	05-Apr-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: 16 June 2022


**8 EARLWOOD STREET NARRE
WARREN SOUTH VIC 3805**
 3  2  1

Sold Price **\$700,000** Sold Date **30-Mar-22**

Distance -


**31 AMBERLY PARK DRIVE NARRE
WARREN SOUTH VIC 3805**
 3  1  1

Sold Price ^{RS} **\$705,000** Sold Date **10-May-22**

Distance -


**17 MAHOGANY CLOSE HAMPTON
PARK VIC 3976**
 3  2  2

Sold Price **\$710,000** Sold Date **05-Apr-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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