

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

5 Osmington Circle, Narre Warren South Vic 3805

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$830,000 Property Type House Suburb Narre Warren South

Period - From 01/07/2022 to 30/09/2022 Source REIV

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 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
1	5 Orchid St NARRE WARREN SOUTH 3805	\$860,000	23/06/2022
2	11 Esprit Av CRANBOURNE NORTH 3977	\$835,000	24/07/2022
3	29 Ambiance Cr NARRE WARREN SOUTH 3805	\$822,000	23/11/2022

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 six months.~~

This Statement of Information was prepared on:

03/12/2022 19:03



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Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2022: \$830,000

Comparable Properties



5 Orchid St NARRE WARREN SOUTH 3805 (VG)

Agent Comments

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Price: \$860,000
Method: Sale
Date: 23/06/2022
Property Type: House (Res)
Land Size: 679 sqm approx

11 Esprit Av CRANBOURNE NORTH 3977 (VG) **Agent Comments**

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Price: \$835,000
Method: Sale
Date: 24/07/2022
Property Type: House (Res)
Land Size: 592 sqm approx



29 Ambiance Cr NARRE WARREN SOUTH 3805 (REI)

Agent Comments

4 2 2

Price: \$822,000
Method: Private Sale
Date: 23/11/2022
Property Type: House
Land Size: 613 sqm approx