

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

6 Baringa Park Drive 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2019

to

30 Sep 2020

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

10 Lowden Court Narre Warren South VIC 3805	\$627,000	04-Mar-20
3 Fairmead Place Narre Warren South VIC 3805	\$615,000	17-Jan-20
15 Angel Close Narre Warren South VIC 3805	\$627,500	12-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: 05 October 2020

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**10 Lowden Court Narre Warren
 South VIC 3805**

4 2 2

Sold Price **\$627,000** Sold Date **04-Mar-20**

Distance **0.31km**



**3 Fairmead Place Narre Warren
 South VIC 3805**

4 2 2

Sold Price **\$615,000** Sold Date **17-Jan-20**

Distance **0.43km**



**15 Angel Close Narre Warren South
 VIC 3805**

4 2 2

Sold Price **\$627,500** Sold Date **12-Mar-20**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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