

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

1/5 Pentland Drive 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2020

to

30 Jun 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

44A Lantana Drive Narre Warren VIC 3805	\$435,000	26-Jul-21
1/16 Linlithgow Court Narre Warren VIC 3805	\$450,000	02-Jul-21
4/14 Wallowa Crescent Narre Warren VIC 3805	\$450,000	07-Jun-21

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: 28 July 2021


**44A Lantana Drive Narre Warren
VIC 3805**
 2  1  -

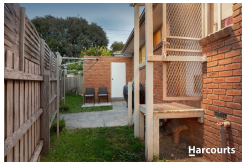
Sold Price

^{RS} **\$435,000**

Sold Date

26-Jul-21

Distance

1.13km

**1/16 Linlithgow Court Narre Warren
VIC 3805**
 2  1  1

Sold Price

^{RS} **\$450,000**

Sold Date

02-Jul-21

Distance

2.93km

**4/14 Wallowa Crescent Narre
Warren VIC 3805**
 2  1  1

Sold Price

Sold Date

07-Jun-21

Distance

3.56km
RS = Recent sale

UN = Undisclosed Sale

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