

Daniel Gallagher

P 5995 0500

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## Statement of Information

Addrage

Median Price

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

Suburb

E daniel.gallagher@obrienrealestate.com.au

Narre Warren South

Corelogic

Property offere	d for sale
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Including suburb and postcode	6 Rigby Court Narre Warren South VIC 3805		
Indicative selling price For the meaning of this price	e see consumer.vic.gov.au/underquoting (*Delete sin	ngle price or range as	s applicable)
and the same proof	,		
Single Price	or range between \$645,	,000 &	\$680,000
Median sale price (*Delete house or unit as ap	plicable)		

Χ

\*Unit

Source

#### Period-from 01 Mar 2018 28 Feb 2019

Comparable property sales (\*Delete A or B below as applicable)

\$638.500

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.

\*House

to

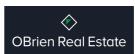
Address of comparable property	Price	Date of sale
7 Dunmera Crescent Narre Warren South VIC 3805	\$680,000	05-Feb-19
11 Tower Avenue Narre Warren South VIC 3805	\$680,000	08-Dec-18
5 Elm Court Narre Warren South VIC 3805	\$665,000	05-Oct-18

#### **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.

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7 Dunmera Crescent Narre Warren Sold Price South VIC 3805

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\$680,000 Sold Date 05-Feb-19

Distance

0.61km



11 Tower Avenue Narre Warren South VIC 3805

₾ 2 😞 2

⇔ 2

₾ 2

Sold Price

Sold Date 08-Dec-18

Distance 1.18km



5 Elm Court Narre Warren South VIC 3805 Sold Price

**\$665,000** Sold Date **05-Oct-18** 

🖺 4 👆 2 👝 2

**=** 4

Distance

1.57km

RS = Recent sale UN = Undisclosed Sale

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