

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 Rigby Court 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

\$645,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,500

*House

X

*Unit

Suburb

Narre Warren South

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

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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OBrien Real Estate

Daniel Gallagher

P 5995 0500

M 0437 744 104

E daniel.gallagher@obrienrealestate.com.au



**7 Dunmera Crescent Narre Warren
South VIC 3805**

4 2 2

Sold Price

\$680,000

Sold Date

05-Feb-19

Distance

0.61km



**11 Tower Avenue Narre Warren
South VIC 3805**

4 2 2

Sold Price

Sold Date

08-Dec-18

Distance

1.18km



**5 Elm Court Narre Warren South
VIC 3805**

4 2 2

Sold Price

\$665,000

Sold Date

05-Oct-18

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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