

# 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 2 Shearer Court, Narre Warren, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$630,000

&

\$680,000

### Median sale price

Median price

\$665,500

Property Type

House

Suburb

Narre Warren (3805)

Period - From

01/12/2020

to

30/11/2021

Source

Core Logic

### Comparable property sales

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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
20 NORMAN PLACE, NARRE WARREN VIC 3805	\$655,000	28/06/2021
11 REDGUM PLACE, NARRE WARREN VIC 3805	\$657,000	26/10/2021
10A PENTLAND DRIVE, NARRE WARREN VIC 3805	\$645,000	24/11/2021

This Statement of Information was prepared on: 14/12/2021