

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

1/57 Amber Crescent 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$422,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Mar 2019

to

29 Feb 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

2/5 Emerald Court Narre Warren VIC 3805	\$427,500	26-Feb-20
54A Amber Crescent Narre Warren VIC 3805	\$435,000	22-Jan-20
10A Garnet Close Narre Warren VIC 3805	\$432,000	19-Dec-19

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: 31 March 2020



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2/5 Emerald Court Narre Warren VIC 3805

2 1 1

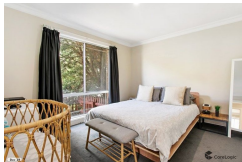
Sold Price

\$427,500

Sold Date **26-Feb-20**

Distance

0.21km



54A Amber Crescent Narre Warren VIC 3805

2 1 1

Sold Price

\$435,000

Sold Date **22-Jan-20**

Distance

0.25km



10A Garnet Close Narre Warren VIC 3805

2 1 1

Sold Price

\$432,000

Sold Date **19-Dec-19**

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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