

## 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

54 TERRAPIN DRIVE NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2021

to

31 Aug 2022

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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 165 ORMOND ROAD HAMPTON PARK VIC 3976          | \$585,000 | 24-Aug-22 |
| 14 APPLETON COURT NARRE WARREN SOUTH VIC 3805  | \$605,000 | 22-Jun-22 |
| 1 RIDDLESTON COURT NARRE WARREN SOUTH VIC 3805 | \$631,000 | 31-Jul-22 |

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: 07 September 2022



**165 ORMOND ROAD HAMPTON  
PARK VIC 3976**

 3  2  2

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date **24-Aug-22**

Distance **0.5km**



**14 APPLETON COURT NARRE  
WARREN SOUTH VIC 3805**

 3  1  1

Sold Price

**\$605,000**

Sold Date **22-Jun-22**

Distance **1.13km**



**1 RIDDLESTON COURT NARRE  
WARREN SOUTH VIC 3805**

 3  1  2

Sold Price

**\$631,000**

Sold Date **31-Jul-22**

Distance **1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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