

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

73 Norfolk Drive 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2020

to

31 Mar 2021

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

16 Warrenwood Place Narre Warren VIC 3805	\$705,000	17-Mar-21
13 Tralee Circuit Narre Warren VIC 3805	\$663,000	22-Jan-21
109 Melzak Way Berwick VIC 3806	\$706,500	29-Mar-21

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.~~

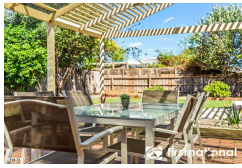
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16 Warrenwood Place Narre Warren VIC 3805

RS

\$705,000

Sold Date

17-Mar-21



3



2



2

Distance

0.65km



13 Tralee Circuit Narre Warren VIC 3805

Sold Price

\$663,000

Sold Date

22-Jan-21



4



2



2

Distance

0.68km



109 Melzak Way Berwick VIC 3806

Sold Price

RS

\$706,500

Sold Date

29-Mar-21



3



2



2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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