

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

3 Teal 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2020

to

30 Nov 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

4 Teal Court Narre Warren South VIC 3805	\$764,000	08-Aug-21
1 Teal Court Narre Warren South VIC 3805	\$724,000	13-Nov-21
24 Kirkwood Crescent Hampton Park VIC 3976	\$700,000	18-Oct-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.~~

This Statement of Information was prepared on: 07 December 2021



**4 Teal Court Narre Warren South
VIC 3805**

 4  2  4

Sold Price **\$764,000** Sold Date **08-Aug-21**

Distance **0.02km**



**1 Teal Court Narre Warren South
VIC 3805**

 4  2  2

Sold Price ^{RS} **\$724,000** Sold Date **13-Nov-21**

Distance **0.04km**



**24 Kirkwood Crescent Hampton
Park VIC 3976**

 4  2  3

Sold Price ^{RS} **\$700,000** Sold Date **18-Oct-21**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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