

# 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 15 Provence Place, 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)

Price Range

\$695,000

&

\$760,000

### Median sale price

Median price

\$815,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/01/2024

to

31/12/2024

Source

Pricefinder

### Comparable property sales

A

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

9 WILLIAM CLARKE WYND, NARRE WARREN SOUTH VIC 3805

\$745,000

02/10/2024

2 PLOUGH RISE, NARRE WARREN SOUTH VIC 3805

\$720,000

17/12/2024

10 KARRUM KARRUM COURT, NARRE WARREN SOUTH VIC 3805

\$700,000

24/11/2024

This Statement of Information was prepared on: 19/02/2025