

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

2/37 COLUMBIA ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2022

to

31 May 2023

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

1/22 AMBER CRESCENT NARRE WARREN VIC 3805	\$560,000	19-Jan-23
6B SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$620,000	18-Jan-23
5/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$610,000	20-Apr-23

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: 28 June 2023



1/22 AMBER CRESCENT NARRE WARREN VIC 3805

3 2 1

Sold Price **\$560,000** Sold Date **19-Jan-23**

Distance **1.28km**



6B SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

3 2 1

Sold Price **\$620,000** Sold Date **18-Jan-23**

Distance **1.07km**



5/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

3 2 1

Sold Price **\$610,000** Sold Date **20-Apr-23**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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