

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

1 Song Street 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2019

to

31 Oct 2020

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 Radiata Rise Narre Warren VIC 3805	\$650,000	09-Jun-20
4 Trentwood Road Narre Warren VIC 3805	\$645,000	12-Jun-20
3 Godwin Avenue Narre Warren VIC 3805	\$640,500	22-Oct-20

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: 05 November 2020

COVID-19 POLICY FOR OPEN FOR INSPECTIONS

Only 30 people (plus the agents) are allowed to inspect a home at the one time.

Persons entering the property for an inspection will be asked to:

- declare their purpose before entering.
- wear a face mask that covers the nose and mouth, 3 inches gap at all angles.
- Only one person is allowed to enter a smaller room.
- Only one person is allowed to enter a smaller room.
- The keeping of submittal - ask a Show House Agent.

We recommend disinfecting the CVC Control App as an additional precautionary measure.

Please do not enter if: You are unwell or experiencing any symptoms of COVID-19.

Warning to enter: You are willing to enter a property, please declare the social distancing measurements.

• This document is for your use only if physical distancing measures cannot be met.

1 June 2020

Everlynt
Real Estate

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