

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 13 Timms Street, Narre Warren South, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$695,000

&

\$760,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/04/2021

to

06/04/2022

Source

Realestate.com.au

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
5 ABERCAIRN DRIVE, NARRE WARREN SOUTH VIC 3805	\$748,000	28/03/2022
3 CHESTERFIELD DRIVE, NARRE WARREN SOUTH VIC 3805	\$750,000	17/02/2022
14 DEWSBURY COURT, NARRE WARREN SOUTH VIC 3805	\$701,000	04/05/2022

This Statement of Information was prepared on: 03/05/2022