

## 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

19 Anaconda Road Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2020

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 20 Anaconda Road Narre Warren VIC 3805  | \$631,001 | 12-Oct-20 |
| 38 Amber Crescent Narre Warren VIC 3805 | \$622,000 | 12-Oct-20 |
| 70 Barondi Avenue Narre Warren VIC 3805 | \$640,000 | 09-Feb-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: 25 February 2021



**20 Anaconda Road Narre Warren  
VIC 3805**

 3  2  2

Sold Price

**\$631,001**

Sold Date

**12-Oct-20**

Distance

**0.08km**



**38 Amber Crescent Narre Warren  
VIC 3805**

 3  2  2

Sold Price

**\$622,000**

Sold Date

**12-Oct-20**

Distance

**0.78km**



**70 Barondi Avenue Narre Warren  
VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**09-Feb-21**

Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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