



## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

19 Greendale Court 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

\$660,000

&amp;

\$725,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$631,500

\*House

X

\*Unit

Suburb

Narre Warren

Period-from

01 Sep 2017

to

31 Aug 2018

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 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

6 Ravensthorpe Crescent Narre Warren VIC 3805	\$690,000	08-Jul-18
19 Stewart Avenue Narre Warren VIC 3805	\$680,000	01-Sep-18
17 Keys Court Narre Warren VIC 3805	\$700,000	21-Apr-18

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 six months.~~

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### 6 Ravensthorpe Crescent Narre Warren VIC 3805

 3
  2
  2

Sold Price

**\$690,000**

Sold Date

**08-Jul-18**

Distance

**0.54km**



### 19 Stewart Avenue Narre Warren VIC 3805

 3
  2
  2

Sold Price

**\$680,000**

Sold Date

**01-Sep-18**

Distance

**1.05km**



### 17 Keys Court Narre Warren VIC 3805

 3
  1
  3

Sold Price

**\$700,000**

Sold Date

**21-Apr-18**

Distance

**1.18km**

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