

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

9 Maramba Drive, Narre Warren Vic 3805

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$620,000

House

X

Unit

Suburb Narre Warren

Period - From 01/04/2017

to 31/03/2018

Source REIV

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
1	84 Maramba Dr NARRE WARREN 3805	\$630,000	16/11/2017
2	6 Lunn Ct NARRE WARREN 3805	\$627,000	13/11/2017
3	10 Winnie Ct NARRE WARREN 3805	\$607,000	19/12/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



84 Maramba Dr NARRE WARREN 3805 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 16/11/2017

Rooms: 5

Property Type: House



6 Lunn Ct NARRE WARREN 3805 (REI/VG)

Agent Comments



Price: \$627,000

Method: Private Sale

Date: 13/11/2017

Rooms: 5

Property Type: House



10 Winnie Ct NARRE WARREN 3805 (REI/VG)

Agent Comments



Price: \$607,000

Method: Private Sale

Date: 19/12/2017

Rooms: 5

Property Type: House

Land Size: 548 sqm approx