

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

8 Hermitage Rise 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2020

to

31 Mar 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

36 Meadow Wood Walk Narre Warren VIC 3805	\$810,000	01-Apr-21
429 Princes Highway Narre Warren VIC 3805	\$792,000	08-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.

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36 Meadow Wood Walk Narre Warren VIC 3805

 3  1  2

Sold Price

^{RS} **\$810,000**

Sold Date

01-Apr-21

Distance

0.14km



429 Princes Highway Narre Warren VIC 3805

 3  1  2

Sold Price

^{RS} **\$792,000**

Sold Date

08-Feb-21

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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