

## 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

11 Allusive Walk 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2021

to

31 Dec 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 16/52-60 Victoria Road Narre Warren VIC 3805 | \$530,000 | 17-Dec-21 |
| 1/13 Wallowa Crescent Narre Warren VIC 3805  | \$516,000 | 16-Sep-21 |
| 5/17-19 Madison Avenue Narre Warren VIC 3805 | \$525,000 | 10-Jan-22 |

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: 17 January 2022



**16/52-60 Victoria Road Narre  
 Warren VIC 3805**

 2  1  1

Sold Price <sup>RS</sup> **\$530,000** <sup>UN</sup> Sold Date **17-Dec-21**

Distance **0.29km**



**1/13 Wallowa Crescent Narre  
 Warren VIC 3805**

 2  1  1

Sold Price **\$516,000** Sold Date **16-Sep-21**

Distance **0.42km**



**5/17-19 Madison Avenue Narre  
 Warren VIC 3805**

 3  1  1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **10-Jan-22**

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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