

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

6 Fleetwood Drive 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

\$560,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2019

to

30 Nov 2020

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

3 Tamarisk Road Narre Warren VIC 3805	\$575,000	28-Oct-20
94 Sweeney Drive Narre Warren VIC 3805	\$580,000	10-Oct-20
66 Harold Keys Drive Narre Warren South VIC 3805	\$580,000	27-Oct-20

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: 15 December 2020



3 Tamarisk Road Narre Warren VIC 3805

Sold Price

^{RS}

\$575,000

Sold Date

28-Oct-20

 3

 1

 2

Distance

0.89km



94 Sweeney Drive Narre Warren VIC 3805

Sold Price

^{RS}

\$580,000

Sold Date

10-Oct-20

 3

 1

 2

Distance

1.11km



66 Harold Keys Drive Narre Warren South VIC 3805

Sold Price

\$580,000

Sold Date

27-Oct-20

 3

 1

 1

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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