

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 Jean Court Narre Warren South 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2020

to

31 Oct 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

4 Ard Blair Terrace Narre Warren South VIC 3805	\$980,000	24-Aug-21
75 Berwick Springs Promenade Narre Warren South VIC 3805	\$966,000	20-Aug-21
54 Berwick Springs Promenade Narre Warren South VIC 3805	\$963,000	20-Oct-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.~~

This Statement of Information was prepared on: 08 November 2021

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4 Ardblair Terrace Narre Warren South VIC 3805

5 3 2

Sold Price **\$980,000** Sold Date **24-Aug-21**

Distance **0.19km**



75 Berwick Springs Promenade Narre Warren South VIC 3805

4 2 2

Sold Price **\$966,000** Sold Date **20-Aug-21**

Distance **0.3km**



54 Berwick Springs Promenade Narre Warren South VIC 3805

4 2 2

Sold Price ^{RS} **\$963,000** Sold Date **20-Oct-21**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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