

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

7 Ponds Way Narre Warren North VIC 3804

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

\$1,390,000

&

\$1,470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Mar 2019

to

29 Feb 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

32 Oakview Boulevard Narre Warren North VIC 3804	\$1,480,000	12-Sep-19

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: 05 March 2020

**32 Oakview Boulevard Narre
Warren North VIC 3804** 4  3  2Sold Price **\$1,480,000** Sold Date **12-Sep-19**Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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