

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

1 Jude Place 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2019

to

31 Oct 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 Goudes Court Narre Warren South VIC 3805	\$755,000	29-Sep-20
38 Pevensey Drive Narre Warren South VIC 3805	\$770,000	09-Oct-20
6 Ilana Court Narre Warren South VIC 3805	\$740,888	19-Jul-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: 09 November 2020



3 Goudes Court Narre Warren South VIC 3805

 4  2  6

Sold Price ^{RS} **\$755,000** Sold Date **29-Sep-20**

Distance **0.24km**



38 Pevensey Drive Narre Warren South VIC 3805

 4  2  3

Sold Price ^{RS} **\$770,000** Sold Date **09-Oct-20**

Distance **1.8km**



6 Ilana Court Narre Warren South VIC 3805

 4  2  2

Sold Price **\$740,888** Sold Date **19-Jul-20**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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