

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 Pemberton 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

*House

X

*Unit

Suburb

Narre Warren

Period-from

01 Aug 2018

to

31 Jul 2019

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

10 Beech Place Hallam VIC 3803	\$570,000	10-Apr-19
44 Valley Fair Drive Narre Warren VIC 3805	\$550,000	05-Apr-19
40 Valley Fair Drive Narre Warren VIC 3805	\$600,000	06-Jul-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.~~

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10 Beech Place Hallam VIC 3803

Sold Price

\$570,000

Sold Date

10-Apr-19

 3

 1

 2

Distance

1.17km



44 Valley Fair Drive Narre Warren VIC 3805

Sold Price

\$550,000

Sold Date

05-Apr-19

 3

 1

 2

Distance

1.37km



40 Valley Fair Drive Narre Warren VIC 3805

Sold Price

\$600,000

Sold Date

06-Jul-19

 3

 1

 1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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