

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

5 ST GEORGES ROAD 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Feb 2022

to

31 Jan 2023

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

8 LIGHTHORSE CRESCENT NARRE WARREN SOUTH VIC 3805	\$700,000	27-Jan-23
10 COLWYN DRIVE NARRE WARREN SOUTH VIC 3805	\$685,000	24-Jan-23
7 MARGIE SQUARE NARRE WARREN SOUTH VIC 3805	\$715,000	11-Aug-22

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: 21 February 2023

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8 LIGHTHORSE CRESCENT NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price ^{RS} **\$700,000** ^{UN} Sold Date **27-Jan-23**

Distance **0.51km**



10 COLWYN DRIVE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price ^{RS} **\$685,000** Sold Date **24-Jan-23**

Distance **0.72km**



7 MARGIE SQUARE NARRE WARREN SOUTH VIC 3805

3 2 2

Sold Price **\$715,000** Sold Date **11-Aug-22**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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