

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1 Dalbury Place Narre Warren, 3805
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$750,000.00 & \$800,000.00
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### Median sale price

Median price	\$700,000.00	Property Type	HOUSE	Suburb	NARRE WARREN
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Period - From	01-Dec-2021	to	30-Apr-2022	Source	REA
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	30 Deanswood Way Narre Warren	\$810,000.00	12-Apr-2022
2	28 Upton Crescent Narre Warren	\$765,000.00	30-Mar-2022
3	6 Estella Court Narre Warren	\$833,500.00	09-Mar-2022

This statement of information was prepared on 01-Jul-2022 at 10:47:08 AM EST