

## 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

12 PARKWOOD AVENUE NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2023

to

30 Nov 2024

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

5 HYACINTH RISE NARRE WARREN SOUTH VIC 3805	\$1,150,000	27-Jun-24
17 DEWDROP PLACE NARRE WARREN SOUTH VIC 3805	\$1,100,000	16-Nov-24
156 HOMESTEAD ROAD BERWICK VIC 3806	\$1,125,000	04-Dec-24

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: 14 December 2024

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**5 HYACINTH RISE NARRE WARREN SOUTH VIC 3805**

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Sold Price **\$1,150,000** Sold Date **27-Jun-24**Distance **0.28km****17 DEWDROP PLACE NARRE WARREN SOUTH VIC 3805**

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Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **16-Nov-24**Distance **0.45km****156 HOMESTEAD ROAD BERWICK VIC 3806**

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Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **04-Dec-24**Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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