

## 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

18 GODWIN AVENUE NARRE WARREN 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2021

to

31 May 2022

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

|  |           |           |
|--|-----------|-----------|
| 108 KURRAJONG ROAD NARRE WARREN VIC 3805 | \$727,500 | 30-Apr-22 |
| 12 GARNET CLOSE NARRE WARREN VIC 3805    | \$730,000 | 26-May-22 |
| 102 AMBER CRESCENT NARRE WARREN VIC 3805 | \$750,000 | 20-May-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: 29 June 2022



### 108 KURRAJONG ROAD NARRE WARREN VIC 3805

 3  2  4

Sold Price

**\$727,500**

Sold Date **30-Apr-22**

Distance **0.31km**



### 12 GARNET CLOSE NARRE WARREN VIC 3805

 3  2  4

Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **26-May-22**

Distance **0.47km**



### 102 AMBER CRESCENT NARRE WARREN VIC 3805

 3  2  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **20-May-22**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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