

# 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 3/6 Sylvanwood Crescent, Narre Warren, VIC, 3805

### Indicative selling price

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

Range between \$630,000 & \$690,000

### Median sale price

Median price \$580,000 Property type Unit Suburb Narre Warren  
Period - From 01/04/2022 to 31/03/2023 Source REIV

### Comparable property sales

~~A\* 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. 25 Tilbavale Close HALLAM 3803	\$630,000	18/04/2023
2. 7 Kopje Place NARRE WARREN 3805	\$690,000	06/04/2023
3. 8 Coral Gum Court NARRE WARREN 3805	\$685,000	20/06/2023

~~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 six months.~~

Source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).

This Statement of Information was prepared on: 23/06/2023 9:50am