

## 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

4 Joshua Court 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2019

to

30 Apr 2020

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3 Garrett Court Narre Warren VIC 3805  | \$680,000 | 17-Mar-20 |
| 76 Kendall Drive Narre Warren VIC 3805 | \$700,000 | 30-Apr-20 |
| 3 Victory Court Narre Warren VIC 3805  | \$701,000 | 20-Feb-20 |

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: 01 May 2020



**3 Garrett Court Narre Warren VIC 3805**

 4  2  2

Sold Price

**\$680,000<sup>UN</sup>**

Sold Date

**17-Mar-20**

Distance

**0.15km**



**76 Kendall Drive Narre Warren VIC 3805**

 5  2  2

Sold Price

**\$700,000**

Sold Date

**30-Apr-20**

Distance

**0.49km**



**3 Victory Court Narre Warren VIC 3805**

 6  3  3

Sold Price

**\$701,000**

Sold Date

**20-Feb-20**

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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