

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 TOOMAH STREET NARRE WARREN SOUTH VIC 3805

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,800

Property type

Land

Suburb

Narre Warren South

Period-from

01 Jan 2022

to

31 Dec 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

4 OLDHOME COURT NARRE WARREN SOUTH VIC 3805	\$680,000	24-Oct-22
20 BARINGA PARK DRIVE NARRE WARREN SOUTH VIC 3805	\$690,000	19-Dec-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.

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**4 OLDHOME COURT NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$680,000** Sold Date **24-Oct-22**

Distance **0.18km**



**20 BARINGA PARK DRIVE NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price ^{RS} **\$690,000** Sold Date **19-Dec-22**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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