

## 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

30 Terrapin Drive 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 9 Rochelle Court Narre Warren South VIC 3805     | \$630,000 | 08-Sep-21 |
| 102 Langbourne Drive Narre Warren South VIC 3805 | \$600,000 | 16-Jun-21 |
| 14 Flamingo Court Narre Warren South VIC 3805    | \$578,000 | 05-Jul-21 |

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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**9 Rochelle Court Narre Warren  
South VIC 3805**

3 2 -

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**08-Sep-21**

Distance

**0.24km**



**102 Langbourne Drive Narre  
Warren South VIC 3805**

3 2 2

Sold Price

**\$600,000**

Sold Date

**16-Jun-21**

Distance

**0.4km**



**14 Flamingo Court Narre Warren  
South VIC 3805**

3 2 2

Sold Price

**\$578,000**

Sold Date

**05-Jul-21**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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