

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

8 Richardson Street Narre Warren 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

\$555,000

&

\$595,000

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

24 Richardson Street Narre Warren VIC 3805	\$556,000	29-Nov-19
9 Lancaster Avenue Narre Warren VIC 3805	\$590,000	05-May-20
7 Springwood Avenue Narre Warren VIC 3805	\$585,000	30-Nov-19

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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**24 Richardson Street Narre Warren
VIC 3805**

Sold Price

\$556,000

Sold Date

29-Nov-19

3 1 2

Distance

0.18km



Private inspection policy.

To ensure the health and well-being of the community, please join us in practicing the following safety measures. Thank you for your co-operation and understanding.



**9 Lancaster Avenue Narre Warren
VIC 3805**

Sold Price

^{RS}

\$590,000

Sold Date

05-May-20

3 1 1

Distance

0.75km



**7 Springwood Avenue Narre
Warren VIC 3805**

Sold Price

\$585,000

Sold Date

30-Nov-19

3 1 1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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