

## 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

23 Haydn Place 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

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2020

to

31 Aug 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

2 Alema Court Narre Warren South VIC 3805	\$670,000	10-Aug-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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## OBrien Real Estate

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**2 Alema Court Narre Warren South  
VIC 3805**

Sold Price

**\$670,000**

Sold Date

**10-Aug-21**



3



2



2

Distance

**0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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