

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

5 Ainsleigh Court 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,150

Property type

House

Suburb

Narre Warren

Period-from

01 May 2020

to

30 Apr 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

4 Jacksons Road Narre Warren VIC 3805	\$780,000	11-Mar-21
1 Shawnee Court Narre Warren VIC 3805	\$800,000	08-Apr-21
5 Elizabeth Court Narre Warren VIC 3805	\$815,000	22-Mar-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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4 Jacksons Road Narre Warren VIC Sold Price **\$780,000** Sold Date **11-Mar-21**
3805
Distance **0.77km**

4 2 2



1 Shawnee Court Narre Warren VIC Sold Price ^{RS} **\$800,000** Sold Date **08-Apr-21**
3805
Distance **1.81km**

4 2 2



5 Elizabeth Court Narre Warren VIC Sold Price **\$815,000** Sold Date **22-Mar-21**
3805
Distance **1.85km**

4 2 2

RS = Recent sale

UN = Undisclosed Sale

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