

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

3 Hexham Place 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

\$940,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2021

to

31 Dec 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

8 Heritage Drive Narre Warren South VIC 3805	\$980,000	23-Sep-21
17 Avendon Court Narre Warren South VIC 3805	\$975,000	25-Oct-21
9 Golden Grove Drive Narre Warren South VIC 3805	\$990,000	18-Oct-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.~~

This Statement of Information was prepared on: 11 January 2022



**8 Heritage Drive Narre Warren
South VIC 3805**

 4  2  2

Sold Price **\$980,000** Sold Date **23-Sep-21**

Distance **0.69km**



**17 Avendon Court Narre Warren
South VIC 3805**

 4  2  2

Sold Price **\$975,000** Sold Date **25-Oct-21**

Distance **1.07km**



**9 Golden Grove Drive Narre Warren
South VIC 3805**

 4  2  2

Sold Price **\$990,000** Sold Date **18-Oct-21**

Distance **1.12km**

RS = Recent sale UN = Undisclosed Sale

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