

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

4 Nana Walk 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2020

to

31 Jul 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 Riddleston Court Narre Warren South VIC 3805	\$600,000	19-Jul-21
102 Langbourne Drive Narre Warren South VIC 3805	\$600,000	16-Jun-21
15 Culcairn Court Narre Warren South VIC 3805	\$600,000	03-Jun-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: 03 August 2021



4 Riddleston Court Narre Warren South VIC 3805

 3
  1
  1

Sold Price

^{RS} \$600,000

Sold Date

19-Jul-21

Distance

0.36km



102 Langbourne Drive Narre Warren South VIC 3805

 3
  2
  2

Sold Price

\$600,000

Sold Date

16-Jun-21

Distance

1.39km



15 Culcairn Court Narre Warren South VIC 3805

 4
  2
  2

Sold Price

Sold Date

03-Jun-21

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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