

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

13/31-45 VIMINI DRIVE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2022

to

31 May 2023

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

2/26-28 LANCASTER AVENUE NARRE WARREN VIC 3805	\$510,000	21-Feb-23
29A UPTON CRESCENT NARRE WARREN VIC 3805	\$490,000	08-May-23
29/12 GRANT CLOSE BERWICK VIC 3806	\$540,000	26-Apr-23

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: 22 June 2023



**2/26-28 LANCASTER AVENUE
NARRE WARREN VIC 3805**

 3  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

21-Feb-23

Distance

0.27km



**29A UPTON CRESCENT NARRE
WARREN VIC 3805**

 3  1  1

Sold Price

^{RS} **\$490,000**

Sold Date

08-May-23

Distance

0.8km



**29/12 GRANT CLOSE BERWICK VIC
3806**

 3  1  1

Sold Price

\$540,000

Sold Date

26-Apr-23

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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