

## 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 Cornus Court Narre Warren 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

\$645,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$581,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2019

to

31 Dec 2019

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 Archibald Avenue Narre Warren VIC 3805	\$630,000	17-Oct-19
23 Ellenvale Drive Narre Warren VIC 3805	\$653,000	02-Dec-19
14 Lexcen Close Berwick VIC 3806	\$650,000	22-Nov-19

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: 14 January 2020


**4 Archibald Avenue Narre Warren  
VIC 3805**
 3    2    2

Sold Price

**\$630,000**

Sold Date

**17-Oct-19**

Distance

**0.71km**

**23 Ellenvale Drive Narre Warren  
VIC 3805**
 4    2    2

Sold Price

<sup>RS</sup> **\$653,000**

Sold Date

**02-Dec-19**

Distance

**1.43km**

**14 Lexcen Close Berwick VIC 3806**
 4    2    2

Sold Price

<sup>RS</sup> **\$650,000** <sup>UN</sup>

Sold Date

**22-Nov-19**

Distance

**2km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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