

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

8 GRANDVIEW TERRACE 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

Unit

Suburb

Narre Warren South

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/290 CENTRE ROAD NARRE WARREN SOUTH VIC 3805	\$630,000	25-Jan-22
46A BEAUFORD AVENUE NARRE WARREN SOUTH VIC 3805	\$715,000	04-Aug-22
75 PLAYER DRIVE NARRE WARREN VIC 3805	\$585,000	29-Aug-22

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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**1/290 CENTRE ROAD NARRE
WARREN SOUTH VIC 3805**

3 2 1

Sold Price **\$630,000** Sold Date **25-Jan-22**

Distance **0.87km**



**46A BEAUFORD AVENUE NARRE
WARREN SOUTH VIC 3805**

3 2 1

Sold Price **\$715,000** Sold Date **04-Aug-22**

Distance **1.62km**



**75 PLAYER DRIVE NARRE
WARREN VIC 3805**

3 2 1

Sold Price **\$585,000** Sold Date **29-Aug-22**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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