

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

26 Abbey Road Narre Warren South, 3805

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between \$830,000.00 & \$913,000.00

## Median sale price

Median price \$780,000.00 Property Type HOUSE Suburb NARRE WARREN SOUTH

Period - From 01-May-2021 to 28-Jan-2022 Source realstate

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 | 54 Parkwood Avenue, Narre Warren South, Vic 3805 | \$890,000.00 | 11-Jan-2022  |
| 2 | 5 Mandeville Court, Narre Warren South, Vic 3805 | \$950,000.00 | 20-Jan-2022  |
| 3 | 8 Harrington Drive, Narre Warren South, Vic 3805 | \$890,000.00 | 21-Jan-2022  |

This statement of information was prepared on 28-Feb-2022 at 11:14:03 AM EST