

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 Kilfera Court 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,046

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 2020

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 Greenacre Crescent Narre Warren VIC 3805	\$740,000	27-Jul-20
56 Browtop Road Narre Warren VIC 3805	\$737,560	02-Jul-20
19 Kendall Drive Narre Warren VIC 3805	\$730,000	05-Jun-20

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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4 Greenacre Crescent Narre Warren VIC 3805 Sold Price **\$740,000** Sold Date **27-Jul-20**

4 2 2

Distance **1.85km**



56 Browtop Road Narre Warren VIC 3805 Sold Price ^{RS} **\$737,560** Sold Date **02-Jul-20**

4 2 2

Distance **0.31km**



19 Kendall Drive Narre Warren VIC 3805 Sold Price **\$730,000** Sold Date **05-Jun-20**

4 2 4

Distance **1.63km**

RS = Recent sale **UN** = Undisclosed Sale

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