

## 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

34 Meadow Wood Walk 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

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 2021

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

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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OBrien Real Estate

Steve Harrison

M 0407800915

E [steve.harrison@obrienrealestate.com.au](mailto:steve.harrison@obrienrealestate.com.au)



**4 Greenacre Crescent Narre Warren VIC 3805**

Sold Price

**\$740,000**

Sold Date

**27-Jul-20**



4



2



2

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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