

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

11 Gossamer Way 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Narre Warren South

Period-from

01 Aug 2018

to

31 Jul 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

56 Chambers Crescent Cranbourne North VIC 3977	\$550,000	07-May-19
2 Katahdin Terrace Cranbourne North VIC 3977	\$574,500	11-Jun-19
96 Alisma Boulevard Cranbourne North VIC 3977	\$592,000	21-May-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.~~

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**56 Chambers Crescent Cranbourne
North VIC 3977**

 4  2  2

Sold Price

\$550,000

Sold Date

07-May-19

Distance

0.34km



**2 Katahdin Terrace Cranbourne
North VIC 3977**

 4  2  2

Sold Price

^{RS} **\$574,500**

Sold Date

11-Jun-19

Distance

0.85km



**96 Alisma Boulevard Cranbourne
North VIC 3977**

 4  2  2

Sold Price

\$592,000

Sold Date

21-May-19

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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