

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 9 Menindee Terrace, Narre Warren South, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$695,000

&

\$764,500

Median sale price

Median price

\$789,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/02/2021

to

01/02/2022

Source

Realestate.com.au

Comparable property sales

A These are two 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
7 RICHIE COURT, NARRE WARREN SOUTH	\$765,000	02/02/2022
10 LOCHARD TERRACE, NARRE WARREN SOUTH	\$717,000	12/09/2021

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 six months.

This Statement of Information was prepared on: 01/03/2022