

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

97 The Esplanade, Narre Warren South Vic 3805

Indicative selling price

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

Single price

\$870,000

Median sale price

Median price

\$825,000

Property Type

House

Suburb

Narre Warren South

Period - From

01/04/2023

to

31/03/2024

Source

REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

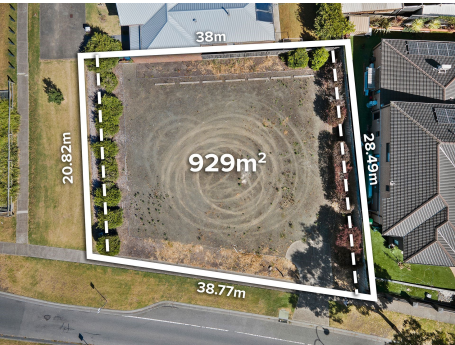
	Address of comparable property	Price	Date of sale
1	36 Cupples Cr BERWICK 3806	\$730,000	16/02/2024
2	1 Palmetto Av CLYDE NORTH 3978	\$650,000	29/02/2024
3	9 Palmetto Av CLYDE NORTH 3978	\$640,000	23/03/2024

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 six months.~~

This Statement of Information was prepared on:

29/06/2024 09:29



Property Type:
Agent Comments

Indicative Selling Price
\$870,000
Median House Price
Year ending March 2024: \$825,000

Comparable Properties

36 Cupples Cr BERWICK 3806 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 16/02/2024
Property Type: Land
Land Size: 533 sqm approx

1 Palmetto Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$650,000
Method: Sale
Date: 29/02/2024
Property Type: Land
Land Size: 587 sqm approx

9 Palmetto Av CLYDE NORTH 3978 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 23/03/2024
Property Type: Land
Land Size: 512 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000