

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

12 Ard Blair Terrace, Narre Warren South Vic 3805

Indicative selling price

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

Range between

\$850,000

 &

\$935,000

Median sale price

Median price

\$820,000

 Property Type

House

 Suburb

Narre Warren South

Period - From

01/01/2024

 to

31/12/2024

 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	1 Hillrise CI NARRE WARREN SOUTH 3805	\$935,000	23/01/2025
2	89 Robinswood Pde NARRE WARREN SOUTH 3805	\$940,000	16/01/2025
3	106 Rossiter Ret CRANBOURNE NORTH 3977	\$920,000	13/01/2025

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:

05/02/2025 19:01



 5  2  3

Property Type: House
Land Size: 712 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
Year ending December 2024: \$820,000

Comparable Properties



1 Hillrise CI NARRE WARREN SOUTH 3805 (REI)

Agent Comments

 4  2  3

Price: \$935,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 806 sqm approx



89 Robinswood Pde NARRE WARREN SOUTH 3805 (REI)

Agent Comments

 4  2  2

Price: \$940,000
Method: Private Sale
Date: 16/01/2025
Property Type: House
Land Size: 715 sqm approx



106 Rossiter Ret CRANBOURNE NORTH 3977 (REI)

Agent Comments

 5  2  2

Price: \$920,000
Method: Private Sale
Date: 13/01/2025
Property Type: House

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