

## 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

6 PALLIDUS WAY 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

\$760,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Land

Suburb

Narre Warren

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 12 CALLISTEMON CRESCENT NARRE WARREN VIC 3805 | \$820,000 | 31-Jan-22 |
| 5 RYELANDS DRIVE NARRE WARREN VIC 3805        | \$765,000 | 07-Dec-21 |
| 29 SHINNERS AVENUE NARRE WARREN VIC 3805      | \$780,088 | 28-Feb-22 |

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.~~

This Statement of Information was prepared on: 23 March 2022



**12 CALLISTEMON CRESCENT  
 NARRE WARREN VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **31-Jan-22**

Distance **0.18km**



**5 RYELANDS DRIVE NARRE  
 WARREN VIC 3805**

 3  2  2

Sold Price **\$765,000** Sold Date **07-Dec-21**

Distance **0.2km**



**29 SHINNERS AVENUE NARRE  
 WARREN VIC 3805**

 3  2  2

Sold Price <sup>RS</sup> **\$780,088** <sup>UN</sup> Sold Date **28-Feb-22**

Distance **0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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