

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

11 KIPPENROSS DRIVE 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

\$830,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$809,444

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2021

to

30 Sep 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

104 BELLEVUE DRIVE BERWICK VIC 3806	\$850,000	05-Sep-22
5 ORCHID STREET NARRE WARREN SOUTH VIC 3805	\$860,000	23-Jun-22
122 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805	\$930,000	04-Aug-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.~~

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**104 BELLEVUE DRIVE BERWICK
VIC 3806**

4 2 2

Sold Price

^{RS} **\$850,000** Sold Date **05-Sep-22**

Distance **1.73km**



**5 ORCHID STREET NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$860,000 Sold Date **23-Jun-22**

Distance **0.63km**



**122 ROBINSWOOD PARADE
NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$930,000 Sold Date **04-Aug-22**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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