

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

4 Trentwood Road Narre Warren 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2019

to

31 May 2020

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

8 Facey Court Narre Warren VIC 3805	\$645,000	08-Apr-20
3 Eleanore Crescent Hallam VIC 3803	\$648,500	18-May-20
15 Moran Street Narre Warren VIC 3805	\$640,000	12-Feb-20

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: 02 June 2020



8 Facey Court Narre Warren VIC 3805

 5  2  2

Sold Price **\$645,000** Sold Date **08-Apr-20**

Distance **0.92km**



3 Eleanore Crescent Hallam VIC 3803

 3  2  2

Sold Price ^{RS} **\$648,500** Sold Date **18-May-20**

Distance **1.55km**



15 Moran Street Narre Warren VIC 3805

 3  1  4

Sold Price **\$640,000** Sold Date **12-Feb-20**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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