

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 Penhurst Street 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 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

1 Penhurst Street Narre Warren VIC 3805	\$585,000	31-Jul-20
74 Maramba Drive Narre Warren VIC 3805	\$580,000	28-Jul-20
9 Clarinda Drive Narre Warren VIC 3805	\$620,150	06-Jul-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: 03 October 2020



1 Penhurst Street Narre Warren VIC 3805

Sold Price

\$585,000

Sold Date

31-Jul-20

3 2 2

Distance

0.07km



74 Maramba Drive Narre Warren VIC 3805

Sold Price

\$580,000

Sold Date

28-Jul-20

3 2 2

Distance

0.62km



9 Clarinda Drive Narre Warren VIC 3805

Sold Price

\$620,150

Sold Date

06-Jul-20

3 2 2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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