

## 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 SUMMERLEA ROAD 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

\$660,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2022

to

31 Dec 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
6 CORAL GUM COURT NARRE WARREN VIC 3805	\$715,000	16-May-22
8 CORAL GUM COURT NARRE WARREN VIC 3805	\$685,000	01-Aug-22
10A SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$730,000	03-Oct-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: 11 January 2023



**6 CORAL GUM COURT NARRE  
WARREN VIC 3805**

2 1 -

Sold Price **\$715,000** Sold Date **16-May-22**

Distance **0.02km**



**8 CORAL GUM COURT NARRE  
WARREN VIC 3805**

3 2 2

Sold Price **\$685,000** Sold Date **01-Aug-22**

Distance **0.01km**



**10A SYLVANWOOD CRESCENT  
NARRE WARREN VIC 3805**

4 2 1

Sold Price <sup>RS</sup> **\$730,000** Sold Date **03-Oct-22**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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