

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

8 Piccadilly Court 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Land

Suburb

Narre Warren South

Period-from

01 Jun 2020

to

31 May 2021

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

7 Hyacinth Rise Narre Warren South VIC 3805	\$1,048,000	19-Apr-21
10 Orchid Street Narre Warren South VIC 3805	\$890,000	23-Feb-21
3 Davy Court Narre Warren South VIC 3805	\$921,000	01-Mar-21

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.~~

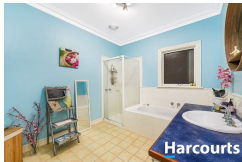
This Statement of Information was prepared on: 04 June 2021



7 Hyacinth Rise Narre Warren South VIC 3805 Sold Price ^{RS} **\$1,048,000** Sold Date **19-Apr-21**

 4  2  2

Distance **0.66km**



10 Orchid Street Narre Warren South VIC 3805 Sold Price ^{RS} **\$890,000** ^{UN} Sold Date **23-Feb-21**

 4  2  4

Distance **1.54km**



3 Davy Court Narre Warren South VIC 3805 Sold Price **\$921,000** Sold Date **01-Mar-21**

 4  2  3

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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