

## 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

Lot 3, 4-20 Memorial Drive Narre Warren North VIC 3804

### 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

\$760,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Land

Suburb

Narre Warren North

Period-from

01 Mar 2020

to

28 Feb 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

56C Memorial Drive Narre Warren North VIC 3804	\$720,000	02-Dec-20
56A Memorial Drive Narre Warren North VIC 3804	\$720,000	02-Dec-20
29 Tree View Lane Narre Warren North VIC 3804	\$745,000	08-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: 05 March 2021



56C Memorial Drive Narre Warren  
North VIC 3804

Sold Price

\$720,000

Sold Date

02-Dec-20

 -  -  -

Distance

0.34km



56A Memorial Drive Narre Warren  
North VIC 3804

Sold Price

Sold Date

02-Dec-20

 -  -  -

Distance

0.36km



29 Tree View Lane Narre Warren  
North VIC 3804

Sold Price

\$745,000

Sold Date

08-Jul-20

 -  -  -

Distance

1.03km

RS = Recent sale      UN = Undisclosed Sale

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