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

3 Hedgerow 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 ran betwe	* 3090 UUU	&	\$650,000
Median sale price				
(*Delete house or unit as applied	able)			

Median Price	\$650,000	Prop	Property type		House		Narre Warren South
Period-from	01 Jan 2020	to	31 Dec 2	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 Cypress Hill Drive Narre Warren South VIC 3805	\$661,000	22-Dec-20		
76 Saxonwood Drive Narre Warren VIC 3805	\$646,000	07-Dec-20		
5 Shaftsbury Avenue Berwick VIC 3806	\$649,000	30-Nov-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: 27 January 2021



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	8 Cypress Hill Drive Narre Warren South VIC 3805	Sold Price	^{RS} \$661,000	Sold Date	22-Dec-20
	🚍 3 🖕 2 👝 2			Distance	0.7km
	76 Sayonwood Drive Narre Warren	Sold Price	\$646.000	Sold Date	07-Dec-20

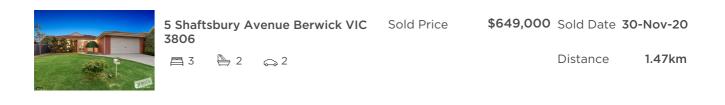


76 Saxonwood Drive Narre Warren
Sold Price
\$646,000
Sold Date
07-Dec-20

VIC 3805
Image: Sold Price of the state of the state

Notes from your agent

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RS = Recent sale UN = Undisclosed Sale

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