

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 range
between

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2020

to

31 Dec 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



8 Cypress Hill Drive Narre Warren South VIC 3805

3 2 2

Sold Price

^{RS} \$661,000 Sold Date 22-Dec-20

Distance 0.7km



76 Saxonwood Drive Narre Warren VIC 3805

3 2 3

Sold Price

\$646,000 Sold Date 07-Dec-20

Distance 1.74km

Notes from your agent

reno



5 Shaftsbury Avenue Berwick VIC 3806

3 2 2

Sold Price

\$649,000 Sold Date 30-Nov-20

Distance 1.47km

RS = Recent sale

UN = Undisclosed Sale

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