

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

4 Susan Close Narre Warren 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2019

to

30 Jun 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

6 Maureen Court Narre Warren VIC 3805	\$627,000	24-Apr-20
12 Landhill Court Hallam VIC 3803	\$625,000	16-Jan-20
8 Jacksons Road Narre Warren VIC 3805	\$650,000	25-May-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: 07 July 2020



6 Maureen Court Narre Warren VIC 3805 Sold Price **\$627,000** Sold Date **24-Apr-20**
 Distance **0.28km**
 3 2 2



12 Landhill Court Hallam VIC 3803 Sold Price **\$625,000** Sold Date **16-Jan-20**
 Distance **1.03km**
 3 2 2



8 Jacksons Road Narre Warren VIC 3805 Sold Price **\$650,000** Sold Date **25-May-20**
 Distance **1.46km**
 4 2 2

RS = Recent sale **UN** = Undisclosed Sale

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