

## 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 Swan Court Narre Warren South VIC 3805

### 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

or range  
between

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2020

to

31 Jul 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 Culcairn Court Narre Warren South VIC 3805	\$520,000	18-Mar-21
38 Lesley Drive Hampton Park VIC 3976	\$570,000	08-Jul-21
1 Greenhill Rise Hampton Park VIC 3976	\$521,000	08-Apr-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: 27 August 2021



**7 Culcain Court Narre Warren South VIC 3805**

3 1 1

Sold Price

**\$520,000**

Sold Date

**18-Mar-21**

Distance

**0.38km**



**38 Lesley Drive Hampton Park VIC 3976**

3 1 2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**08-Jul-21**

Distance

**0.45km**



**1 Greenhill Rise Hampton Park VIC 3976**

3 1 2

Sold Price

**\$521,000**

Sold Date

**08-Apr-21**

Distance

**0.72km**



**2 Damon Close Narre Warren South VIC 3805**

3 1 1

Sold Price

**\$525,000**

Sold Date

**23-Apr-21**

Distance

**0.72km**



**8 Manatoka Crescent Hampton Park VIC 3976**

3 1 1

Sold Price

**\$550,000**

Sold Date

**23-Apr-21**

Distance

**0.73km**



**27 Jessica Drive Hampton Park VIC 3976**

3 1 1

Sold Price

**\$593,000**

Sold Date

**17-May-21**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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