

## 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

20 Rozzy Parade, Narre Warren Vic 3805

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&amp;

\$682,000

**Median sale price\***

Median price

House

Unit

Suburb

Narre Warren

Period - From

to

Source

**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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 3 Lana PI NARRE WARREN 3805       | \$670,000 | 12/06/2018   |
| 2 | 15 Kurrajong Rd NARRE WARREN 3805 | \$642,000 | 22/05/2018   |
| 3 | 9 Maramba Dr NARRE WARREN 3805    | \$630,000 | 15/05/2018   |

**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 six months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Indicative Selling Price**  
\$620,000 - \$682,000  
**No median price available**



4 bedrooms - 2 cars

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx  
**Agent Comments**

## Comparable Properties



3 Lana PI NARRE WARREN 3805 (REI)

**Agent Comments**

4 bedrooms - 2 cars

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 12/06/2018  
**Rooms:** 11  
**Property Type:** House



15 Kurrajong Rd NARRE WARREN 3805 (REI)

**Agent Comments**

4 bedrooms - 2 cars

**Price:** \$642,000  
**Method:** Private Sale  
**Date:** 22/05/2018  
**Rooms:** 6  
**Property Type:** House



9 Maramba Dr NARRE WARREN 3805 (REI)

**Agent Comments**

3 bedrooms - 2 cars

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 15/05/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 591 sqm approx