

## 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

5 Redman Close 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2019

to

31 Dec 2019

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

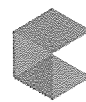
Date of sale

3 Aberdeen Court Narre Warren VIC 3805	\$587,000	08-Aug-19
22 Greenacre Crescent Narre Warren VIC 3805	\$582,500	15-Jan-20
3 Garryowen Crescent Narre Warren VIC 3805	\$590,000	26-Nov-19

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: 30 January 2020



CoreLogic

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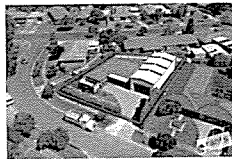


3 Aberdeen Court Narre Warren  
VIC 3805

3 1 2

Sold Price **\$587,000** Sold Date **08-Aug-19**

Distance **0.32km**

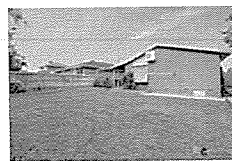


22 Greenacre Crescent Narre  
Warren VIC 3805

3 2 2

Sold Price **\$582,500<sup>UN</sup>** Sold Date **15-Jan-20**

Distance **0.44km**



3 Garryowen Crescent Narre  
Warren VIC 3805

3 2 2

Sold Price **\$590,000** Sold Date **26-Nov-19**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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