

## 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	13 Harold Keys Drive Narre Warren South VIC 3805
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#### 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	\$750,000	&	\$790,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$625,000	Property type	House	Suburb	Narre Warren South
Period-from	01 Oct 2018	to	30 Sep 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
12 Ridgeway Chase Narre Warren South VIC 3805	\$897,500	27-Jul-19
17 Sugar Gum Court Narre Warren South VIC 3805	\$676,500	22-May-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 October 2019