

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

11 Lucy Court 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2019

to

29 Feb 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

70 London Crescent Narre Warren VIC 3805	\$667,000	12-Sep-19
14 Christina Street Narre Warren VIC 3805	\$655,000	24-Sep-19
4 Charing Cross Place Narre Warren VIC 3805	\$655,000	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: 24 March 2020



70 London Crescent Narre Warren VIC 3805

 3  2  2

Sold Price

\$667,000

Sold Date

12-Sep-19

Distance

0.43km



14 Christina Street Narre Warren VIC 3805

 4  2  2

Sold Price

\$655,000

Sold Date

24-Sep-19

Distance

0.44km



4 Charing Cross Place Narre Warren VIC 3805

 4  2  3

Sold Price

Sold Date

26-Nov-19

Distance

0.44km



57 Jacksons Road Narre Warren VIC 3805

 3  2  3

Sold Price

\$580,000

Sold Date

12-Nov-19

Distance

0.09km



10 London Crescent Narre Warren VIC 3805

 3  2  2

Sold Price

\$550,000

Sold Date

28-Oct-19

Distance

0.13km



42 Clarinda Drive Narre Warren VIC 3805

 3  2  2

Sold Price

\$600,000

Sold Date

29-Sep-19

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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24 Edmonds Street Narre Warren VIC 3805

 4  2  4

Sold Price

\$590,000

Sold Date

04-Jul-19

Distance

0.29km



12 Lucy Court Narre Warren VIC 3805

 3  2  2

Sold Price

\$575,000

Sold Date

22-Jun-19

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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