

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

31 Callistemon Crescent 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

\$640,000

&

\$704,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2020

to

31 May 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 Callistemon Crescent Narre Warren VIC 3805 | \$685,000 | 20-Mar-21 |
| 1 Floret Place Narre Warren VIC 3805 | \$680,000 | 24-Dec-20 |
| 10 Magdalena Place Berwick VIC 3806 | \$702,000 | 21-May-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: 17 June 2021



**7 Callistemon Crescent Narre
Warren VIC 3805**

 3  2  2

Sold Price \$685,000 Sold Date 20-Mar-21

Distance 0.21km



**1 Floret Place Narre Warren VIC
3805**

 3  2  2

Sold Price \$680,000 Sold Date 24-Dec-20

Distance 0.43km



**10 Magdalena Place Berwick VIC
3806**

 3  1  2

Sold Price ^{RS} \$702,000 Sold Date 21-May-21

Distance 0.8km



**36 Meadow Wood Walk Narre
Warren VIC 3805**

 3  1  2

Sold Price \$810,000 Sold Date 15-Mar-21

Distance 1.04km

RS = Recent sale UN = Undisclosed Sale

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