

# 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 Baringa Park, Narre Warren South, VIC 3805

### Indicative selling price

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

Price Range

\$639,000

&

\$689,000

### Median sale price

Median price

\$817,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### Comparable property sales

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
55 FILMER CRESCENT, NARRE WARREN SOUTH VIC 3805	\$805,000	18/08/2022
7 NANA WALK, NARRE WARREN SOUTH VIC 3805	\$700,000	21/07/2022
13 TIMMS STREET, NARRE WARREN SOUTH VIC 3805	\$725,000	07/07/2022

This Statement of Information was prepared on: 30/11/2022