

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

2/25 SAXONWOOD DRIVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/120 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$550,000	22-Aug-23
1/49 HEYINGTON CIRCLE NARRE WARREN VIC 3805	\$515,000	31-Jul-23
77 PENTLAND DRIVE NARRE WARREN VIC 3805	\$550,000	01-Jul-23

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: 28 November 2023

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**1/120 FLEETWOOD DRIVE NARRE
WARREN VIC 3805**

 2  1  2

Sold Price

\$550,000

Sold Date **22-Aug-23**

Distance **1.32km**



**1/49 HEYINGTON CIRCLE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$515,000

Sold Date **31-Jul-23**

Distance **1.94km**



**77 PENTLAND DRIVE NARRE
WARREN VIC 3805**

 2  2  1

Sold Price

\$550,000

Sold Date **01-Jul-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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