

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

1/53 HEYINGTON CIRCLE 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,695

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2021

to

30 Apr 2022

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

1/82 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$570,000	04-May-22
16/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$530,000	09-Dec-21
2/3 JADE COURT NARRE WARREN VIC 3805	\$560,000	06-May-22

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: 10 May 2022



1/82 PROSPECT HILL ROAD NARRE WARREN VIC 3805

Sold Price

^{RS}

\$570,000

Sold Date **04-May-22**

2 2 1

Distance **0.43km**



16/52-60 VICTORIA ROAD NARRE WARREN VIC 3805

Sold Price

\$530,000

Sold Date **09-Dec-21**

3 1 1

Distance **1.31km**



2/3 JADE COURT NARRE WARREN VIC 3805

Sold Price

^{RS}

\$560,000

Sold Date **06-May-22**

3 1 2

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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