

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

3 Janet 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Land

Suburb

Narre Warren

Period-from

01 Oct 2019

to

30 Sep 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

5 Janet Court Narre Warren VIC 3805	\$694,000	09-Jun-20
13 Mayfair Crescent Narre Warren VIC 3805	\$705,000	08-Jul-20
7 Charing Cross Place Narre Warren VIC 3805	\$740,001	21-Oct-20

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: 29 October 2020



5 Janet Court Narre Warren VIC 3805

 4  2  2

Sold Price **\$694,000** Sold Date **09-Jun-20**

Distance **0.03km**



13 Mayfair Crescent Narre Warren VIC 3805

 4  2  2

Sold Price ^{RS} **\$705,000** ^{UN} Sold Date **08-Jul-20**

Distance **0.23km**



7 Charing Cross Place Narre Warren VIC 3805

 5  2  2

Sold Price ^{RS} **\$740,001** Sold Date **21-Oct-20**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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