

## 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

5 Ryelands Drive Narre Warren VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2020

to

31 Oct 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 12 Columbia Road Narre Warren VIC 3805 | \$790,000 | 25-Nov-21 |
| 36 Bosco Close Narre Warren VIC 3805   | \$815,000 | 27-Aug-21 |
| 5 Labassa Court Narre Warren VIC 3805  | \$783,000 | 22-Oct-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: 30 November 2021



**12 Columbia Road Narre Warren  
VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$790,000**

Sold Date

**25-Nov-21**

Distance

**0.85km**



**36 Bosco Close Narre Warren VIC  
3805**

 4  2  2

Sold Price

**\$815,000**

Sold Date

**27-Aug-21**

Distance

**1.15km**



**5 Labassa Court Narre Warren VIC  
3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$783,000**

Sold Date

**22-Oct-21**

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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