

## 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

2/481-483 Princes Highway 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Narre Warren

Period-from

01 Dec 2020

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 2/11 Hillbrick Court Narre Warren VIC 3805 | \$550,000 | 26-Feb-21 |
| 12 Goshawk Street Narre Warren VIC 3805    | \$580,000 | 16-Aug-21 |
| 18A Meadow Wood Walk Narre Warren VIC 3805 | \$650,000 | 12-Jun-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: 12 December 2021



**2/11 Hillbrick Court Narre Warren  
VIC 3805**

 3  2  1

Sold Price

**\$550,000**

Sold Date

**26-Feb-21**

Distance

**0.64km**



**12 Goshawk Street Narre Warren  
VIC 3805**

 3  3  1

Sold Price

**\$580,000**

Sold Date

**16-Aug-21**

Distance

**1.45km**



**18A Meadow Wood Walk Narre  
Warren VIC 3805**

 3  2  2

Sold Price

**\$650,000**

Sold Date

**12-Jun-21**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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