



OBrien Real Estate

Charles Raj

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Canterbury Close 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

*House

X

*Unit

Suburb

Narre Warren

Period-from

01 Jul 2018

to

30 Jun 2019

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 Mahon Crescent Narre Warren VIC 3805	\$625,000	18-Feb-19
55 Sallybrook Circuit Narre Warren VIC 3805	\$652,000	29-Jan-19
4 Burwood Court Narre Warren VIC 3805	\$620,000	08-Jul-19

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.~~

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5 Mahon Crescent Narre Warren VIC 3805

5 3 2

Sold Price

\$625,000

Sold Date

18-Feb-19

Distance

0.4km



55 Sallybrook Circuit Narre Warren VIC 3805

4 2 2

Sold Price

\$652,000

Sold Date

29-Jan-19

Distance

1.04km



4 Burwood Court Narre Warren VIC 3805

3 2 2

Sold Price

^{RS} **\$620,000**

Sold Date

08-Jul-19

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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