

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

18/302 Golf Links Road 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Mar 2020

to

28 Feb 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

8/36 Armadale Drive Narre Warren VIC 3805	\$425,000	04-Jan-21
3/290 Centre Road Narre Warren South VIC 3805	\$455,000	20-Oct-20
10 Richardson Street Narre Warren VIC 3805	\$460,000	02-Nov-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: 09 March 2021

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**8/36 Armadale Drive Narre Warren
VIC 3805**

Sold Price

^{RS} **\$425,000**

Sold Date

04-Jan-21

2

1

1

Distance

0.6km



**3/290 Centre Road Narre Warren
South VIC 3805**

Sold Price

^{RS} **\$455,000**

Sold Date

20-Oct-20

2

2

1

Distance

1.29km



**10 Richardson Street Narre Warren
VIC 3805**

Sold Price

^{RS} **\$460,000**

Sold Date

02-Nov-20

2

1

1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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