

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 7 Sallybrook Circuit, Narre Warren, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$930,000

&

\$995,000

Median sale price

Median price

\$735,500

Property Type

House

Suburb

Narre Warren (3805)

Period - From

01/07/2022

to

31/01/2022

Source

pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
34 KALLARA CRESCENT, NARRE WARREN VIC 3805	\$951,000	11/11/2021
21 KALLARA CRESCENT, NARRE WARREN VIC 3805	\$962,000	25/10/2021
3 WILKES STREET, NARRE WARREN VIC 3805	\$975,000	24/10/2021

This Statement of Information was prepared on: 20/01/2022