

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

27-29 THE BOULEVARD NARRE WARREN SOUTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2021

to

28 Feb 2022

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

4 FLORAL GARDENS NARRE WARREN SOUTH VIC 3805	\$1,015,000	15-Oct-21
6 DAHLIA COURT NARRE WARREN SOUTH VIC 3805	\$960,000	12-Dec-21
53 THE PROMENADE NARRE WARREN SOUTH VIC 3805	\$830,000	25-Mar-22

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: 31 March 2022

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4 FLORAL GARDENS NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price **\$1,015,000** Sold Date **15-Oct-21**

Distance -



6 DAHLIA COURT NARRE WARREN SOUTH VIC 3805

 5  3  2

Sold Price **\$960,000** Sold Date **12-Dec-21**

Distance -



53 THE PROMENADE NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price ^{RS} **\$830,000** Sold Date **25-Mar-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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