

## 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

8 Kenton Walk Narre Warren South 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

\$580,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2018

to

30 Sep 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

2 Rich Walk Narre Warren South VIC 3805	\$610,000	09-Mar-19
44 Kingston Avenue Narre Warren South VIC 3805	\$600,000	24-Apr-19
12 Damon Close Narre Warren South VIC 3805	\$582,000	20-Mar-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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OBrien Real Estate

Keith Sloan

M 0409708706

E keith.sloan@obrienrealestate.com.au



**2 Rich Walk Narre Warren South  
VIC 3805**

4 2 2

Sold Price

**\$610,000**

Sold Date

**09-Mar-19**

Distance

**0.15km**



**44 Kingston Avenue Narre Warren  
South VIC 3805**

3 2 2

Sold Price

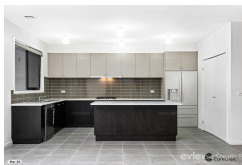
**\$600,000**

Sold Date

**24-Apr-19**

Distance

**0.49km**



**12 Damon Close Narre Warren  
South VIC 3805**

3 2 2

Sold Price

**\$582,000**

Sold Date

**20-Mar-19**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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