

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	9 Keys Court Narre Warren VIC 3805
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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	\$670,000	&	\$730,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$608,750	Property type	House	Suburb	Narre Warren
Period-from	01 Feb 2020	to	31 Jan 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
6 Keys Court Narre Warren VIC 3805	\$632,000	02-Dec-20
35 Kent Road Narre Warren VIC 3805	\$613,500	05-Nov-20
429 Princes Highway Narre Warren VIC 3805	\$792,000	08-Feb-21

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: 23 February 2021