

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

1 Lennon Court, Narre Warren South Vic 3805

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$810,000

Property Type

House

Suburb

Narre Warren South

Period - From

17/08/2021

to

16/08/2022

Source

REIV

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 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
1	48 Strathaird Dr NARRE WARREN SOUTH 3805	\$738,000	14/06/2022
2			
3			

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 six months.

This Statement of Information was prepared on:

17/08/2022 10:24



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Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median House Price

17/08/2021 - 16/08/2022: \$810,000

Comparable Properties



**48 Strathaird Dr NARRE WARREN SOUTH
3805 (REI/VG)**

Agent Comments

4 2 2

Price: \$738,000
Method: Private Sale
Date: 14/06/2022
Property Type: House
Land Size: 566 sqm approx

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 six months.