

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 389 Ormond Road, Narre Warren South, VIC-3805

Indicative selling price

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

Single price or range between \$790,000 & \$860,000

Median sale price

Median price \$815,000 Property type House Suburb Narre Warren South

Period - From Oct 2022 to Oct 2022 Source RP Data – Core Logic

Comparable property sales

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. 8 Begonia Way, Narre Warren South, VIC-3805	\$845,000	19/12/22
2. 4 History Lane, Narre Warren South, VIC-3805	\$960,000	23/11/22
3. 16 Braybrook Drive, Narre Warren South, VIC-3805	\$970,000	12/11/22

This Statement of Information was prepared on: 26/01/23