

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode

8 TOULOUSE TERRACE, 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)

Single Price:

\$810,000

### Median sale price

Median price

\$770,000

Property type

House

Suburb

NARRE WARREN SOUTH

Period - From

01 April 2021

to

31 March 2022

Source

Pricefinder

### 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
19 CHAMPAGNE GR, NARRE WARREN SOUTH, VIC 3805	\$825,000	29/03/2022
13 TOULOUSE TCE, NARRE WARREN SOUTH, VIC 3805	\$780,000	14/02/2022
19 ARMITAGE DR, NARRE WARREN SOUTH, VIC 3805	\$816,000	09/11/2021

This Statement of Information was prepared on:

09/04/2022