

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

7 Lake View Drive Narre Warren South VIC 3805

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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2019

to

31 May 2020

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 Finbar Court Narre Warren South VIC 3805	\$540,500	07-Jan-20
9 Delmare Court Narre Warren South VIC 3805	\$550,000	22-Jan-20
37 Eureka Crescent Narre Warren South VIC 3805	\$570,000	06-Mar-20

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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**6 Finbar Court Narre Warren South
VIC 3805**

3 2 2

Sold Price

\$540,500

Sold Date

07-Jan-20

Distance

0.79km



**9 Delmare Court Narre Warren
South VIC 3805**

3 2 2

Sold Price

\$550,000

Sold Date

22-Jan-20

Distance

1.98km



**37 Eureka Crescent Narre Warren
South VIC 3805**

3 2 2

Sold Price

\$570,000

Sold Date

06-Mar-20

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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