

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

13 Springfield Drive Narre Warren 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2018

to

31 Aug 2019

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

35 Hinrichsen Drive Hallam VIC 3803	\$725,000	29-Apr-19
21 Oakleaf Place Narre Warren South VIC 3805	\$670,000	20-Mar-19
11 Oakleaf Place Narre Warren South VIC 3805	\$680,000	19-Feb-19

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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35 Hinrichsen Drive Hallam VIC 3803

5 3 2

Sold Price

\$725,000

Sold Date

29-Apr-19

Distance

0.88km



21 Oakleaf Place Narre Warren South VIC 3805

4 2 2

Sold Price

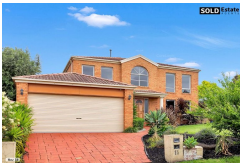
\$670,000

Sold Date

20-Mar-19

Distance

1.92km



11 Oakleaf Place Narre Warren South VIC 3805

4 2 2

Sold Price

\$680,000

Sold Date

19-Feb-19

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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