

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

45 SHERWOOD ROAD 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$809,444

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2021

to

30 Sep 2022

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

79 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805	\$810,000	23-Aug-22
16 HALLMARK DRIVE NARRE WARREN SOUTH VIC 3805	\$835,000	27-Sep-22
23 OAKGROVE DRIVE NARRE WARREN SOUTH VIC 3805	\$830,000	18-Oct-22

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.~~

This Statement of Information was prepared on: 24 October 2022

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**79 LANGBOURNE DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$810,000** Sold Date **23-Aug-22**

Distance **1.41km**



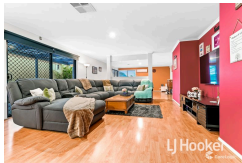
**16 HALLMARK DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$835,000** Sold Date **27-Sep-22**

Distance **0.14km**



**23 OAKGROVE DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$830,000** Sold Date **18-Oct-22**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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