

## 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

27 GARRYOWEN CRESCENT NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$695,000

&

\$764,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2021

to

31 May 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

5 RYELANDS DRIVE NARRE WARREN VIC 3805	\$765,000	07-Dec-21
15 LASIANDRA CIRCUIT NARRE WARREN VIC 3805	\$748,000	07-May-22
47 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$700,000	14-Jun-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: 25 June 2022



## OBrien Real Estate

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### 5 RYELANDS DRIVE NARRE WARREN VIC 3805

3 2 2

Sold Price **\$765,000** Sold Date **07-Dec-21**

Distance -



### 15 LASIANDRA CIRCUIT NARRE WARREN VIC 3805

3 2 1

Sold Price <sup>RS</sup> **\$748,000** Sold Date **07-May-22**

Distance **0.84km**



### 47 TARCOOLA DRIVE NARRE WARREN VIC 3805

3 1 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **14-Jun-22**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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