

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

14 Pallidus Way, Narre Warren Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$605,000

Median sale price

Median price \$590,000

Property Type House

Suburb Narre Warren

Period - From 01/10/2018

to 30/09/2019

Source REIV

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 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
1	63 Tralee Cirt NARRE WARREN 3805	\$635,000	01/11/2019
2	5 Houlden Ct NARRE WARREN 3805	\$592,000	07/10/2019
3	14 Heatherlea Cr NARRE WARREN 3805	\$555,000	24/10/2019

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 six months.~~

This Statement of Information was prepared on:

18/01/2020 15:30



3 2 2

Property Type: House
Land Size: 620 sqm approx
Agent Comments
Study and 2nd Living zone

Indicative Selling Price
\$550,000 - \$605,000
Median House Price
Year ending September 2019: \$590,000

Comparable Properties



63 Tralee Cirt NARRE WARREN 3805 (VG)

Agent Comments

3 - -

Price: \$635,000
Method: Sale
Date: 01/11/2019
Property Type: House (Res)
Land Size: 657 sqm approx



5 Houlden Ct NARRE WARREN 3805 (REI/VG)

Agent Comments

3 2 2

Price: \$592,000
Method: Private Sale
Date: 07/10/2019
Property Type: House
Land Size: 634 sqm approx



14 Heatherlea Cr NARRE WARREN 3805 (REI)

Agent Comments

3 2 4

Price: \$555,000
Method: Private Sale
Date: 24/10/2019
Property Type: House

649m2