

## 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

20 Bancroft Avenue Narre Warren South 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2020

to

28 Feb 2021

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

2 Pevensey Drive Narre Warren South VIC 3805	\$855,000	25-Jan-21
4 Rosewood Court Narre Warren South VIC 3805	\$850,000	10-Oct-20
33 Heritage Drive Narre Warren South VIC 3805	\$830,100	17-Nov-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.~~

This Statement of Information was prepared on: 16 March 2021

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**2 Pevensey Drive Narre Warren  
 South VIC 3805**

 4  2  2

Sold Price **\$855,000** Sold Date **25-Jan-21**

Distance **0.45km**



**4 Rosewood Court Narre Warren  
 South VIC 3805**

 4  2  2

Sold Price **\$850,000** Sold Date **10-Oct-20**

Distance **0.7km**



**33 Heritage Drive Narre Warren  
 South VIC 3805**

 4  2  2

Sold Price **\$830,100** Sold Date **17-Nov-20**

Distance **0.74km**

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

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