

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

12 Ard Blair Terrace, Narre Warren South Vic 3805

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$848,500 Property Type House Suburb Narre Warren South

Period - From 01/07/2024 to 30/09/2024 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	8 Pendle CI NARRE WARREN SOUTH 3805	\$988,000	10/12/2024
2	33 Toptani Dr NARRE WARREN SOUTH 3805	\$1,020,000	26/11/2024
3	12 Brewster St BERWICK 3806	\$1,020,000	17/10/2024

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: 16/12/2024 13:41



 5  2  3

Property Type: House

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

September quarter 2024: \$848,500

Comparable Properties



8 Pendle CI NARRE WARREN SOUTH 3805 (REI)

Agent Comments

 4  3  2

Price: \$988,000

Method: Private Sale

Date: 10/12/2024

Property Type: House

Land Size: 651 sqm approx



33 Toptani Dr NARRE WARREN SOUTH 3805 (REI)

Agent Comments

 5  2  2

Price: \$1,020,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 720 sqm approx



12 Brewster St BERWICK 3806 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,020,000

Method: Private Sale

Date: 17/10/2024

Property Type: House

Land Size: 733 sqm approx