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 Ardblair Terrace, Narre Warren South Vic 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$950,000		&		\$1,045,000				
Median sale price									
Median price	\$848,500	Pro	Property Type Hou		use		Suburb	Narre Warren South	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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





Peter Liu 0451367278



Property Type: House Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price September quarter 2024: \$848,500

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Comparable Properties

8 Pendle CI NARRE WARREN SOUTH 3805 (REI) 4 3 2 Price: \$988,000 Method: Private Sale Date: 10/12/2024 Property Type: House Land Size: 651 sqm approx	Agent Comments
33 Toptani Dr NARRE WARREN SOUTH 3805 (REI) Image: 5 Image: 2 5 Image: 2 Price: \$1,020,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 720 sqm approx	Agent Comments
12 Brewster St BERWICK 3806 (REI/VG) Price: \$1,020,000 Method: Private Sale Date: 17/10/2024 Property Type: House Land Size: 733 sqm approx	Agent Comments

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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