

## 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

8 Ormiston Place 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

\$650,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2020

to

30 Apr 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 14 Ormiston Place Narre Warren South VIC 3805   | \$685,000 | 21-Dec-20 |
| 7 Feehan Crescent Narre Warren South VIC 3805   | \$658,000 | 13-Jan-21 |
| 20 Langbourne Drive Narre Warren South VIC 3805 | \$673,000 | 19-Apr-21 |

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: 04 May 2021



**14 Ormiston Place Narre Warren  
South VIC 3805**

 4  2  2

Sold Price **\$685,000** Sold Date **21-Dec-20**

Distance **0.06km**



**7 Feehan Crescent Narre Warren  
South VIC 3805**

 4  2  2

Sold Price **\$658,000** Sold Date **13-Jan-21**

Distance **0.43km**



**20 Langbourne Drive Narre Warren  
South VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$673,000** Sold Date **19-Apr-21**

Distance **0.93km**

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

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