

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

2/3 Pentland Drive Narre Warren VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$465,000

&

\$511,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Narre Warren

Period-from

01 Dec 2020

to

30 Nov 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

1/1 Blackwood Drive Narre Warren VIC 3805	\$490,000	08-Sep-21
1/17-19 Madison Avenue Narre Warren VIC 3805	\$480,000	21-Sep-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: 03 December 2021



**1/1 Blackwood Drive Narre Warren
VIC 3805**

Sold Price

\$490,000

Sold Date

08-Sep-21



2



1



1

Distance

3.32km



**1/17-19 Madison Avenue Narre
Warren VIC 3805**

Sold Price

\$480,000

Sold Date

21-Sep-21



2



1



1

Distance

4.08km

RS = Recent sale

UN = Undisclosed Sale

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