

## 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

19 ASHMORE AVENUE NARRE WARREN SOUTH VIC 3805

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 65 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805 | \$980,000   | 24-Oct-23 |
| 2 CHARMOUTH PLACE NARRE WARREN SOUTH VIC 3805    | \$966,000   | 12-Oct-23 |
| 46 HERITAGE DRIVE NARRE WARREN SOUTH VIC 3805    | \$1,000,000 | 27-Sep-23 |

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: 13 November 2023

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**65 ROBINSWOOD PARADE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup> **\$980,000**

Sold Date

**24-Oct-23**

4 2 2

Distance

**0.5km**

**2 CHARMOUTH PLACE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup> **\$966,000**

Sold Date

**12-Oct-23**

4 2 2

Distance

**0.34km**

**46 HERITAGE DRIVE NARRE  
WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup> **\$1,000,000**

Sold Date

**27-Sep-23**

4 2 5

Distance

**0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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