

## 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

4 Silver Birch Court 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Ilana Court Narre Warren South VIC 3805	\$740,888	19-Jul-20
3 Ilana Court Narre Warren South VIC 3805	\$745,000	24-Jul-20
71 Berwick Springs Promenade Narre Warren South VIC 3805	\$710,000	21-Jul-20

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: 20 October 2020



**6 Ilana Court Narre Warren South VIC 3805**

 4  2  2

Sold Price

**\$740,888**

Sold Date

**19-Jul-20**

Distance

**0.37km**



**3 Ilana Court Narre Warren South VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$745,000** <sup>UN</sup>

Sold Date

**24-Jul-20**

Distance

**0.41km**



**71 Berwick Springs Promenade Narre Warren South VIC 3805**

 4  2  2

Sold Price

**\$710,000**

Sold Date

**21-Jul-20**

Distance

**0.99km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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