

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	19/95 Prospect Hill Road, Narre Warren, VIC 3805
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$499,999	&	\$549,900
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Median sale price

Median price	NA	Property Type	House	Suburb	Narre Warren (3805)
Period - From	01/07/2023	to	31/12/2023	Source	Pricefinder.com.au

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are two 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.

Address of comparable property	Price	Date of sale
12/95 PROSPECT HILL ROAD, NARRE WARREN VIC 3805	\$512,000	31/01/2024
18/40-50 VICTORIA ROAD, NARRE WARREN VIC 3805	\$532,000	16/01/2024

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: 29/03/2024