

# 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

14 Maramba Drive, Narre Warren Vic 3805

### Indicative selling price

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

Range between

\$620,000

&

\$682,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

Narre Warren

Period - From

01/07/2020

to

30/06/2021

Source

REIV

### 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 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 |
|---|----------------------------------|-----------|--------------|
| 1 | 35 Maramba Dr NARRE WARREN 3805  | \$665,000 | 11/05/2021   |
| 2 | 3 Franleigh Dr NARRE WARREN 3805 | \$680,000 | 11/05/2021   |
| 3 | 13 Redman Cl NARRE WARREN 3805   | \$710,000 | 06/05/2021   |

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 six months.~~

This Statement of Information was prepared on:

04/08/2021 11:45



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 530 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$682,000  
**Median House Price**  
Year ending June 2021: \$655,000

## Comparable Properties



**35 Maramba Dr NARRE WARREN 3805 (VG)**

**Agent Comments**



**Price:** \$665,000  
**Method:** Sale  
**Date:** 11/05/2021  
**Property Type:** House (Res)  
**Land Size:** 741 sqm approx

**3 Franleigh Dr NARRE WARREN 3805 (VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Sale  
**Date:** 11/05/2021  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx

**13 Redman Cl NARRE WARREN 3805 (VG)**

**Agent Comments**



**Price:** \$710,000  
**Method:** Sale  
**Date:** 06/05/2021  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx