

## 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

13 Rigby 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

\$695,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2020

to

31 Mar 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 387 Ormond Road Narre Warren South VIC 3805     | \$695,000 | 10-Jan-21 |
| 11 Turnberry Avenue Narre Warren South VIC 3805 | \$745,000 | 15-Feb-21 |
| 3 Alderley Court Narre Warren South VIC 3805    | \$730,000 | 24-Feb-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: 13 April 2021



**387 Ormond Road Narre Warren  
South VIC 3805**

 4  2  2

Sold Price **\$695,000** Sold Date **10-Jan-21**

Distance **0.28km**



**11 Turnberry Avenue Narre Warren  
South VIC 3805**

 4  2  2

Sold Price <sup>RS</sup> **\$745,000** Sold Date **15-Feb-21**

Distance **0.82km**



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

 4  2  2

Sold Price <sup>RS</sup> **\$730,000** Sold Date **24-Feb-21**

Distance **0.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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