

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

6 Wallagra Court Narre Warren South VIC 3805

Indicative selling price

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

Single Price

or range
between

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2020

to

31 Aug 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

4 Toulouse Terrace Narre Warren South VIC 3805	\$900,000	26-Apr-21
105 Robinswood Parade Narre Warren South VIC 3805	\$895,000	21-Apr-21
24 Kippenross Drive Narre Warren South VIC 3805	\$860,000	29-Jun-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 September 2021

Casey Estate Agents

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**4 Toulouse Terrace Narre Warren
South VIC 3805**

4 2 2

Sold Price

\$900,000

Sold Date

26-Apr-21

Distance

0.67km

**105 Robinswood Parade Narre
Warren South VIC 3805**

4 2 2

Sold Price

\$895,000

Sold Date

21-Apr-21

Distance

1.06km

**24 Kippenross Drive Narre Warren
South VIC 3805**

4 2 2

Sold Price

\$860,000

Sold Date

29-Jun-21

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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