

# 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 79 Kingston Avenue, 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)

Single price  or range between \$780,000 & \$840,000

### Median sale price

Median price \$861,315 Property type House Suburb Narre Warren South

Period - From June 2024 to June 2024 Source RP Data – Core Logic

### Comparable property sales

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. 99 Strathaird Drive, Narre Warren South, VIC-3805	\$835,000	15/07/24
2. 44 Tangerine Drive, Narre Warren South, VIC-3805	\$880,000	09/08/24
3. 5 Beethoven Drive, Narre Warren South, VIC-3805	\$885,000	22/08/24

This Statement of Information was prepared on: 18/09/24