

## 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

7 Ripley Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2020

to

31 Dec 2020

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 14 Hansford Court Narre Warren VIC 3805  | \$626,000 | 25-Nov-20 |
| 76 Saxonwood Drive Narre Warren VIC 3805 | \$646,000 | 26-Dec-20 |
| 30 Pentland Drive Narre Warren VIC 3805  | \$600,000 | 30-Sep-20 |

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: 14 January 2021



**14 Hansford Court Narre Warren  
VIC 3805**

 3  2  2

Sold Price **\$626,000** Sold Date **25-Nov-20**

Distance **0.21km**



**76 Saxonwood Drive Narre Warren  
VIC 3805**

 3  2  3

Sold Price <sup>RS</sup> **\$646,000** Sold Date **26-Dec-20**

Distance **0.39km**



**30 Pentland Drive Narre Warren  
VIC 3805**

 3  2  2

Sold Price **\$600,000** Sold Date **30-Sep-20**

Distance **0.43km**

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

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