

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

5 DIBA RISE NARRE WARREN 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2021

to

30 Jun 2022

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 AIDEN RISE NARRE WARREN VIC 3805	\$685,100	22-Jan-22
6 CORAL GUM COURT NARRE WARREN VIC 3805	\$715,000	23-May-22

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: 05 July 2022



4 AIDEN RISE NARRE WARREN VIC 3805 Sold Price

\$685,100 Sold Date **22-Jan-22**

 3  2  2

Distance **0.06km**



6 CORAL GUM COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$715,000** Sold Date **23-May-22**

 3  3  2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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