

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

1 Freda Court 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2020

to

31 May 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

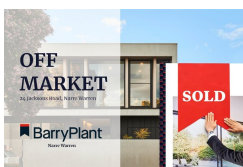
Date of sale

2 Janet Court Narre Warren VIC 3805	\$750,000	19-Apr-21
6 Ingleton Court Narre Warren VIC 3805	\$680,000	18-Mar-21
24 Jacksons Road Narre Warren VIC 3805	\$703,000	09-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: 19 June 2021

	2 Janet Court Narre Warren VIC 3805	Sold Price	\$750,000	Sold Date	19-Apr-21
	 4  2  2			Distance	0.06km
	6 Ingleton Court Narre Warren VIC 3805	Sold Price	^{RS} \$680,000	Sold Date	18-Mar-21
	 3  2  2			Distance	0.18km
	24 Jacksons Road Narre Warren VIC 3805	Sold Price	^{RS} \$703,000	Sold Date	09-Jun-21
	 3  2  2			Distance	0.21km

RS = Recent sale

UN = Undisclosed Sale

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