

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 WHITEHALL 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2021

to

31 Aug 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

3 SHEFFIELD COURT NARRE WARREN SOUTH VIC 3805	\$860,000	28-Jul-22
2 SHEFFIELD COURT NARRE WARREN SOUTH VIC 3805	\$840,000	30-Apr-22
18 AVISHA WAY NARRE WARREN VIC 3805	\$875,000	07-Apr-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: 19 September 2022



3 SHEFFIELD COURT NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

^{RS} **\$860,000**

Sold Date

28-Jul-22

Distance

0.08km



2 SHEFFIELD COURT NARRE WARREN SOUTH VIC 3805

 4  2  2

Sold Price

\$840,000

Sold Date

30-Apr-22

Distance

0.08km



18 AVISHA WAY NARRE WARREN VIC 3805

 4  2  2

Sold Price

\$875,000

Sold Date

07-Apr-22

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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