

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

2/11 Sylvanwood Crescent Narre Warren

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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

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

2/6 Sylvanwood Crescent Narre Warren VIC 3805	\$550,000	11-Feb-20
3 Cockatiel Street Narre Warren VIC 3805	\$565,000	29-Jul-20
2/29 Amber Crescent Narre Warren VIC 3805	\$555,000	09-Apr-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.

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OBrien Real Estate

Keith Sloan

M 0409708706

E keith.sloan@obrienrealestate.com.au



2/6 Sylvanwood Crescent Narre Warren VIC 3805

3 2 1

Sold Price **\$550,000** Sold Date **11-Feb-20**

Distance **0.11km**

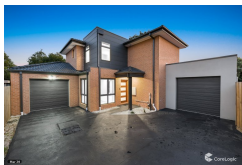


3 Cockatiel Street Narre Warren VIC 3805

3 3 1

Sold Price **\$565,000** Sold Date **29-Jul-20**

Distance **1.69km**



2/29 Amber Crescent Narre Warren VIC 3805

3 2 1

Sold Price **\$555,000** Sold Date **09-Apr-20**

Distance **2.23km**

RS = Recent sale

UN = Undisclosed Sale

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