

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

3/30-32 Garryowen Crescent 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2020

to

30 Jun 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

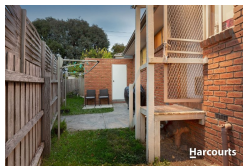
Date of sale

1/16 Linlithgow Court Narre Warren VIC 3805	\$450,000	02-Jul-21
3/1 Wallowa Crescent Narre Warren VIC 3805	\$490,000	17-Mar-21
4/14 Wallowa Crescent Narre Warren VIC 3805	\$450,000	07-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: 07 July 2021



**1/16 Linlithgow Court Narre Warren
VIC 3805**

Sold Price

^{RS} **\$450,000**

Sold Date

02-Jul-21

 2  1  1

Distance

0.14km



**3/1 Wallowa Crescent Narre Warren
VIC 3805**

Sold Price

\$490,000

Sold Date

17-Mar-21

 2  1  1

Distance

0.87km



**4/14 Wallowa Crescent Narre
Warren VIC 3805**

Sold Price

^{RS} **\$450,000**

Sold Date

07-Jun-21

 2  1  1

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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