

## 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 Colwyn Drive Narre Warren South VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Feb 2020

to

31 Jan 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 Harrington Drive Narre Warren South VIC 3805	\$780,000	26-Oct-20
19 Teal Court Narre Warren South VIC 3805	\$830,000	22-Oct-20
8 Walcott Place Narre Warren South VIC 3805	\$780,500	02-Nov-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.~~

This Statement of Information was prepared on: 11 February 2021



## OBrien Real Estate

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### 2 Harrington Drive Narre Warren South VIC 3805

4 2 2

Sold Price **\$780,000** Sold Date **26-Oct-20**

Distance **0.98km**

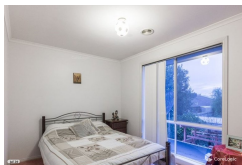


### 19 Teal Court Narre Warren South VIC 3805

4 2 2

Sold Price **\$830,000** Sold Date **22-Oct-20**

Distance **1.37km**



### 8 Walcott Place Narre Warren South VIC 3805

4 2 2

Sold Price **\$780,500** Sold Date **02-Nov-20**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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