

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 5 Treetop Court, Narre Warren South, VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$690,000

&

\$755,000

Median sale price

Median price

\$712,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

28/07/2021

to

18/08/2021

Source

REA

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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 PARKWOOD AVENUE, NARRE WARREN SOUTH VIC 3805 | \$815,000 | 12/05/2021 |
| 2 FABRIANO PLACE, NARRE WARREN SOUTH VIC 3805 | \$775,000 | 20/04/2021 |
| 18 CRYSTAL BROOK COURT, NARRE WARREN SOUTH VIC 3805 | \$740,000 | 09/03/2021 |

This Statement of Information was prepared on: 18/08/2021