

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

129 Fleetwood Drive 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

\$695,000

&

\$764,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,650

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2020

to

30 Sep 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

3 Dahlia Court Narre Warren South VIC 3805	\$758,000	22-Jun-21
1 Redgum Place Narre Warren VIC 3805	\$711,111	15-Jun-21
28 Donatello Crescent Narre Warren VIC 3805	\$770,000	18-Aug-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.~~

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3 Dahlia Court Narre Warren South VIC 3805

Sold Price

\$758,000

Sold Date

22-Jun-21



3



2



2

Distance

2.47km



1 Redgum Place Narre Warren VIC 3805

Sold Price

\$711,111

Sold Date

15-Jun-21



3



2



3

Distance

0.45km



28 Donatello Crescent Narre Warren VIC 3805

Sold Price

\$770,000

Sold Date

18-Aug-21



4



2



2

Distance

0.66km



14 Lloyd Avenue Narre Warren VIC 3805

Sold Price

^{RS} **\$762,000**

Sold Date

18-Aug-21



3



2



2

Distance

1.38km



31 Sallybrook Circuit Narre Warren VIC 3805

Sold Price

\$790,000

Sold Date

18-Apr-21



4



2



2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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