

## 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

15 Drovers Retreat 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

\$695,000

&

\$764,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2020

to

28 Feb 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

9 Filmer Crescent Narre Warren South VIC 3805	\$750,500	27-Jan-21
14 St Andrews Court Narre Warren South VIC 3805	\$745,000	19-Jan-21
27 Fleur Court Narre Warren South VIC 3805	\$700,000	19-Oct-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: 25 March 2021



## OBrien Real Estate

Steve Harrison

M 0407800915

E [steve.harrison@obrienrealestate.com.au](mailto:steve.harrison@obrienrealestate.com.au)



### 9 Filmer Crescent Narre Warren South VIC 3805

4 2 2

Sold Price

**\$750,500**

Sold Date

**27-Jan-21**

Distance

**0.71km**



### 14 St Andrews Court Narre Warren South VIC 3805

4 2 2

Sold Price

**\$745,000**

Sold Date

**19-Jan-21**

Distance

**0.76km**



### 27 Fleur Court Narre Warren South VIC 3805

4 2 2

Sold Price

**\$700,000**

Sold Date

**19-Oct-20**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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