

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

1/8 LANCASTER AVENUE 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/118 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$512,000	22-Feb-23
2/22 PENTLAND DRIVE NARRE WARREN VIC 3805	\$530,000	02-Nov-22
4/30-32 GARRYOWEN CRESCENT NARRE WARREN VIC 3805	\$540,000	15-Nov-22

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 March 2023



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**2/118 FLEETWOOD DRIVE NARRE
WARREN VIC 3805**

3 1 1

Sold Price

^{RS} **\$512,000** Sold Date **22-Feb-23**

Distance **1.9km**



**2/22 PENTLAND DRIVE NARRE
WARREN VIC 3805**

2 1 1

Sold Price

\$530,000 Sold Date **02-Nov-22**

Distance **1.39km**



**4/30-32 GARRYOWEN CRESCENT
NARRE WARREN VIC 3805**

2 1 2

Sold Price

\$540,000 Sold Date **15-Nov-22**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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