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

9 Summerlea Road 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	\$620,000	&	\$660,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$620,150	Prop	erty type		House	Suburb	Narre Warren
Period-from	01 May 2020	to	30 Apr 2	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
81 Fountain Drive Narre Warren VIC 3805	\$650,000	03-Feb-21
14 Westleigh Crescent Narre Warren VIC 3805	\$713,000	08-May-21
34 Tinks Road Narre Warren VIC 3805	\$661,000	03-Mar-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.

This Statement of Information was prepared on: 18 May 2021

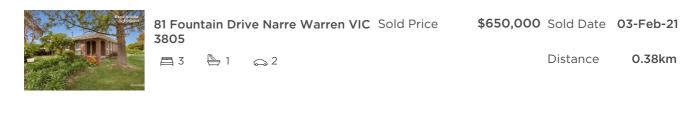


consumer.vic.gov.au



0.38km

Distance





	14 Westleigh Crescent Narre Warren VIC 3805			Sold Price	^{RS} \$713,000	Sold Date	08-May-21
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	34 Tinks Road Narre Warren VIC 3805			Sold Price	\$661,000	Sold Date	03-Mar-21
Read and	昌 3	1	ç⊋ 2			Distance	0.84km

RS = Recent sale UN = Undisclosed Sale

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