

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|------------------------------------|
| Address Including suburb and postcode | 4 Formosa Court Narre Warren, 3805 |
|---|------------------------------------|

Indicative selling price

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

| | |
|---------------|-----------------------|
| Range between | \$600,000 & \$660,000 |
|---------------|-----------------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-------------|--------|--------------|
| Median price | \$690,000 | Property Type | HOUSE | Suburb | NARRE WARREN |
| Period - From | 02-Aug-2022 | to | 01-Aug-2023 | Source | REA |

Comparable property sales

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 |
|---|---|-----------|--------------|
| 1 | 22 Cloverset Avenue, Narre Warren, Vic 3805 | \$646,000 | 23-Jun-2023 |
| 2 | 47 Saxonwood Drive, Narre Warren, Vic 3805 | \$650,000 | 05-Jun-2023 |
| 3 | 41 Upton Crescent, Narre Warren, Vic 3805 | \$667,000 | 28-Jun-2023 |

This statement of information was prepared on 02-Aug-2023 at 4:17:22 PM EST