

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and postcode 5 Shady Close, 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)

Price Range

\$470,000

&

\$500,000

### Median sale price

Median price

\$637,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/07/2019

to

02/07/2020

Source

REALESTATE.COM.AU

### Comparable property sales

**A**

These are two properties sold within five kilometres of the property for sale in the last 18 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
20 SUGAR GUM COURT, NARRE WARREN SOUTH VIC 3805	\$500,000	26/06/2020
10 WILLIAM CLARKE WYND, NARRE WARREN SOUTH VIC 3805	\$516,500	25/06/2020

**B**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12/10/2020