

## 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

6 Davy Court Narre Warren South 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  &

#### Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House ☒ \*Unit ☐ Suburb   
Period-from  to  Source

#### 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 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
66 The Avenue Narre Warren South VIC 3805	\$690,000	07-Nov-18
16 Hillrise Close Narre Warren South VIC 3805	\$725,000	15-Jan-19
50 Ellen Road Narre Warren South VIC 3805	\$715,000	19-Nov-18

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 six months.~~

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66 The Avenue Narre Warren South VIC 3805 Sold Price **\$690,000** Sold Date **07-Nov-18**

 4  2  2

Distance **0.29km**



16 Hillrise Close Narre Warren South VIC 3805 Sold Price **\$725,000** Sold Date **15-Jan-19**

 4  2  2

Distance **0.49km**



50 Ellen Road Narre Warren South VIC 3805 Sold Price **\$715,000** Sold Date **19-Nov-18**

 4  2  2

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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