

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

51 Browtop 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

*House

*Unit

Suburb

Narre Warren

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

21 Ellenvale Drive Narre Warren VIC 3805

\$635,000

23-Oct-18

8 Ellenvale Drive Narre Warren VIC 3805

\$650,000

18-Oct-18

10 Tudor Court Narre Warren VIC 3805

\$617,500

24-Oct-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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21 Ellenvale Drive Narre Warren VIC 3805 Sold Price **\$635,000** Sold Date **23-Oct-18**

 4  2  2

Distance **0.47km**



8 Ellenvale Drive Narre Warren VIC 3805 Sold Price **\$650,000** Sold Date **18-Oct-18**

 4  2  2

Distance **0.49km**



10 Tudor Court Narre Warren VIC 3805 Sold Price **\$617,500** Sold Date **24-Oct-18**

 4  2  2

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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