

## 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

13 BLANDFORD CRESCENT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$845,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 13 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805 | \$880,000 | 10-Oct-24 |
| 4 PARISH COURT NARRE WARREN SOUTH VIC 3805       | \$890,000 | 05-Sep-24 |
| 21 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977      | \$915,000 | 25-Oct-24 |

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.~~

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**13 ROBINSWOOD PARADE NARRE WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date

**10-Oct-24**



4



2



2

Distance

**0.4km**



**4 PARISH COURT NARRE WARREN SOUTH VIC 3805**

Sold Price

<sup>RS</sup> **\$890,000**

Sold Date

**05-Sep-24**



4



2



2

Distance

**1.29km**



**21 NATURE CIRCUIT CRANBOURNE NORTH VIC 3977**

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date

**25-Oct-24**



4



2



2

Distance

**1.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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