

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	46 Sweeney Drive, Narre Warren Vic 3805
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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		
	\$750,000	Townhouse 1			
	SOLD	Townhouse 2			
	SOLD	Townhouse 3			
	\$670,000	Townhouse 4			

Median sale price

Median price	\$700,000 \$780,000	Property type	House 3 bed House 4 bed	Suburb	Narre Warren
Period - From	July 2023	to	June 2024	Source	https://www.realestate.com.au/vic/narre-warren-3805/

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
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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.

This Statement of Information was prepared on:	19/07/2024
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