

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 571 Princes Highway, 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 \$900,000 & \$960,000

Median sale price

Median price \$727,000 Property type House Suburb Narre Warren

Period - From 6/4/22 to 6/4/22 Source <https://www.realestate.com.au/neighbourhoods/narre-warren-3805-vic>

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
1	\$	
2	\$	
3	\$	

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.

**** 3 bedrooms with 2 bathroom on 725sqm block approx. with commercial potential converted to consultation building, such as medical centre, and professional consultation room, with main road exposure.**

This Statement of Information was prepared on: 25/04/22