

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

8/18 SYLVANWOOD CRESCENT 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jul 2024

to

30 Jun 2025

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

1/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$715,000	13-May-25
10/16 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$680,000	07-Mar-25
6/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$670,000	13-Apr-25

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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**1/18 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  1

Sold Price

^{RS} **\$715,000** Sold Date **13-May-25**

Distance **0km**



**10/16 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  1

Sold Price

\$680,000 Sold Date **07-Mar-25**

Distance **0.04km**



**6/18 SYLVANWOOD CRESCENT
NARRE WARREN VIC 3805**

 3  2  2

Sold Price

\$670,000 Sold Date **13-Apr-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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