

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 Guildford 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

\$550,000

&

\$600,000

Median sale price

Median price

\$738,000

Property type

House

Suburb

Narre Warren

Period - From

Jan 2022

to

Dec 2022

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
1. 2 Spruce Court, Narre Warren	\$640,000	11/11/2022
2. 54 Saxonwood Drive, Narre Warren VIC 3805	\$650,000	05/10/2022
3. 24 Chateau Avenue, Narre Warren VIC 3805	\$620,000	27/09/2022

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: 16/01/2023