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	7/40-50 VICTORIA ROAD 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 Jan 2024	to	31 Dec 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
3/51 FRANLEIGH DRIVE NARRE WARREN VIC 3805	$540,000	19-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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3/51 FRANLEIGH DRIVE NARRE WARREN VIC 3805

2 1 1

Sold Price **$540,000** Sold Date **19-Oct-24**

Distance **0.54km**

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

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