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	3/14-16 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	$490,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$490,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 Jan 2021	to	31 Dec 2021	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.

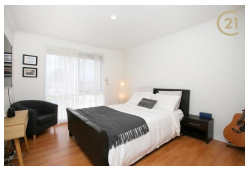
Address of comparable property	Price	Date of sale
1/13 Wallowa Crescent Narre Warren VIC 3805	$516,000	16-Sep-21
16/52-60 Victoria Road Narre Warren VIC 3805	$530,000	17-Dec-21
1 Blackwood Drive Narre Warren VIC 3805	$490,000	08-Sep-21

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.~~

This Statement of Information was prepared on: 06 January 2022

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1/13 Wallowa Crescent Narre Warren VIC 3805

2 1 1

Sold Price **$516,000** Sold Date **16-Sep-21**

Distance **0.14km**



16/52-60 Victoria Road Narre Warren VIC 3805

2 1 1

Sold Price RS **$530,000** UN Sold Date **17-Dec-21**

Distance **0.28km**



1 Blackwood Drive Narre Warren VIC 3805

2 1 1

Sold Price **$490,000** Sold Date **08-Sep-21**

Distance **0.32km**

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

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