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	5 Vine Court 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	$610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	House	Suburb	Narre Warren
Period-from	01 Aug 2020	to	31 Jul 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
3 Vine Court Narre Warren VIC 3805	$620,000	28-May-21
9 Woodlands Crescent Narre Warren VIC 3805	$652,000	21-Jun-21
112 Sweeney Drive Narre Warren VIC 3805	$625,000	15-Feb-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: 10 August 2021

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3 Vine Court Narre Warren VIC 3805

3 1 2

Sold Price **$620,000** Sold Date **28-May-21**

Distance **0.04km**



9 Woodlands Crescent Narre Warren VIC 3805

3 1 2

Sold Price RS **$652,000** Sold Date **21-Jun-21**

Distance **0.09km**



112 Sweeney Drive Narre Warren VIC 3805

3 1 2

Sold Price **$625,000** Sold Date **15-Feb-21**

Distance **0.48km**

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

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