Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 Prospect Hill Road Narre Warren, 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	$730,000

Median sale price

Median price	$731,000	Property Type	HOUSE	Suburb	NARRE WARREN
Period - From	01-May-2023	to	30-Apr-2024	Source	realestate.com.au

Comparable property sales

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	48 Fleetwood Drive, Narre Warren	$767,500	16-May-2024
2	3 Balwyn Court, Narre Warren	$800,000	29-May-2024
3	27 Cottswold Avenue, Narre Warren	$742,000	05-Apr-2024

This statement of information was prepared on 18-Jul-2024 at 12:29:19 PM EST