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	47 Wesley Drive 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Narre Warren
Period-from	01 Feb 2019	to	31 Jan 2020	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
8 Maize Place Narre Warren VIC 3805	$693,000	28-Jan-20
11 Canterbury Close Narre Warren VIC 3805	$675,000	30-Oct-19
19 Player Drive Narre Warren VIC 3805	$660,000	01-Sep-19

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: 20 February 2020

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8 Maize Place Narre Warren VIC 3805

4 2 2

Sold Price **$693,000** Sold Date **28-Jan-20**

Distance **1.95km**



11 Canterbury Close Narre Warren VIC 3805

4 2 2

Sold Price **$675,000** Sold Date **30-Oct-19**

Distance **0.17km**



19 Player Drive Narre Warren VIC 3805

4 2 2

Sold Price **$660,000** Sold Date **01-Sep-19**

Distance **0.89km**



8 Canterbury Close Narre Warren VIC 3805

4 2 2

Sold Price **$631,000** Sold Date **22-Aug-19**

Distance **0.14km**



7 Jarrah Court Narre Warren VIC 3805

3 2 2

Sold Price **$606,000** Sold Date **22-Sep-19**

Distance **0.18km**



13 Upton Crescent Narre Warren VIC 3805

- 2 2

Sold Price **$600,000** Sold Date **22-Jan-20**

Distance **0.38km**

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

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4 Burwood Court Narre Warren VIC 3805

3 2 2

Sold Price **$620,000** Sold Date **07-Jul-19**

Distance **0.38km**



7 Ravensthorpe Crescent Narre Warren VIC 3805

4 2 2

Sold Price **$631,000** Sold Date **27-Aug-19**

Distance **0.56km**



34 Mahon Crescent Narre Warren VIC 3805

4 2 2

Sold Price **$680,000** Sold Date **27-Sep-19**

Distance **0.63km**



14 Willow Court Narre Warren VIC 3805

4 2 1

Sold Price **$610,000** Sold Date **24-Dec-19**

Distance **0.85km**



18 Tralee Circuit Narre Warren VIC 3805

4 2 2

Sold Price **$645,000** Sold Date **19-Oct-19**

Distance **0.9km**



8 Parry Drive Narre Warren VIC 3805

4 2 2

Sold Price **$631,000** Sold Date **07-Oct-19**

Distance **0.91km**

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565 Princes Highway Narre Warren VIC 3805
4 2 2

Sold Price **$630,000** Sold Date **07-Oct-19**
Distance **0.92km**



63 Tralee Circuit Narre Warren VIC 3805
3 2 2

Sold Price **$635,000** Sold Date **01-Nov-19**
Distance **0.95km**



26 Avisha Way Narre Warren VIC 3805
3 2 2

Sold Price **$617,500** Sold Date **22-Aug-19**
Distance **1.01km**



32 Sandalwood Drive Narre Warren VIC 3805
4 2 2

Sold Price **$615,000** Sold Date **13-Dec-19**
Distance **1.65km**



11 Sandalwood Drive Narre Warren VIC 3805
3 2 2

Sold Price **$610,000** Sold Date **04-Sep-19**
Distance **1.7km**

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