OBrien Real Estate

Jamie O'Halloran
P 87940500
M 0457001623
E jamie.ohalloran@obrienrealestate.com.au

STATEMENT OF INFORMATION

Prepared on 08 Aug 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Rahni Close Narre Warren VIC 3805

3 2 2

Indicative Selling Price

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

Range between $530,000 & $570,000

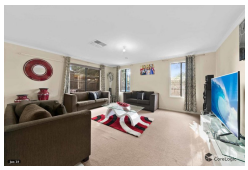
Median Sale Price

$595,000 Houses in Narre warren between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



10 Immy Parade Narre Warren VIC 3805

3 2 2

Sold Price **$585,000** Sold Date **19-Jun-19**

Distance **0.11km**



42 Grand Arch Way Berwick VIC 3806

3 2 2

Sold Price **$530,000** Sold Date **12-Dec-18**

Distance **0.58km**



21 Feodora Crescent Narre Warren VIC 3805

4 2 1

Sold Price **$535,000** Sold Date **21-Jul-18**

Distance **0.87km**

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

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30 Hancock Drive Berwick VIC 3806

3 2 2

Sold Price **$565,000** Sold Date **21-Mar-19**

Distance **1.17km**



2 Wallingford Place Narre Warren South VIC 3805

3 2 2

Sold Price **$570,000** Sold Date **25-May-18**

Distance **3.01km**



12 Penrose Drive Narre Warren South VIC 3805

3 2 2

Sold Price **$565,000** Sold Date **22-Feb-19**

Distance **3.61km**

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

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