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	2 Bradley Terrace 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	$510,000	&	$549,950

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Narre Warren
Period-from	01 Sep 2018	to	31 Aug 2019	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
9 Lloyd Avenue Narre Warren VIC 3805	$540,000	01-May-19
30 Tamarisk Road Narre Warren VIC 3805	$537,500	14-Aug-19
38 Valley Fair Drive Narre Warren VIC 3805	$532,500	23-Mar-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.~~

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9 Lloyd Avenue Narre Warren VIC 3805

3 1 2

Sold Price **$540,000** Sold Date **01-May-19**

Distance **0.45km**



30 Tamarisk Road Narre Warren VIC 3805

3 1 2

Sold Price **$537,500** Sold Date **14-Aug-19**

Distance **0.91km**



38 Valley Fair Drive Narre Warren VIC 3805

3 1 1

Sold Price **$532,500** Sold Date **23-Mar-19**

Distance **1.29km**

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

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