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	2/14 Wallowa Crescent 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	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$413,500	Property type	Unit	Suburb	Narre Warren
Period-from	01 Nov 2018	to	31 Oct 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
7/40-50 Victoria Road Narre Warren VIC 3805	$412,000	30-Oct-19
1/1 Garryowen Crescent Narre Warren VIC 3805	$400,000	02-Oct-19
2/10 Valley Fair Drive Narre Warren VIC 3805	$410,000	19-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: 12 November 2019

CONSUMER AFFAIRS VICTORIA

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7/40-50 Victoria Road Narre Warren VIC 3805

2 1 2

Sold Price RS $412,000 Sold Date 30-Oct-19

Distance 0.25km



1/1 Garryowen Crescent Narre Warren VIC 3805

2 1 1

Sold Price $400,000 Sold Date 02-Oct-19

Distance 0.83km



2/10 Valley Fair Drive Narre Warren VIC 3805

2 1 1

Sold Price $410,000 Sold Date 19-Sep-19

Distance 1.9km

RS = Recent sale UN = Undisclosed Sale

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