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	1/65 Guildford 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	$460,000	&	$495,000

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
13 Emily Drive Narre Warren VIC 3805	$484,000	15-Aug-19
2/8 Victory Court Narre Warren VIC 3805	$458,000	29-Jun-19
8 Goshawk Street Narre Warren VIC 3805	$490,000	18-Jun-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: 19 November 2019

CONSUMER AFFAIRS VICTORIA

OBrien Real Estate
Keith Sloan
M 0409708706
E keith.sloan@obrienrealestate.com.au



13 Emily Drive Narre Warren VIC 3805

3 1 1

Sold Price **$484,000** Sold Date **15-Aug-19**

Distance **0.56km**



2/8 Victory Court Narre Warren VIC 3805

2 1 1

Sold Price **$458,000** Sold Date **29-Jun-19**

Distance **1.26km**



8 Goshawk Street Narre Warren VIC 3805

3 2 1

Sold Price **$490,000** Sold Date **18-Jun-19**

Distance **1.28km**

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

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