

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

7 Wildflower Crescent Narre Warren South 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2019

to

31 Dec 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

4 San Remo Court Narre Warren South VIC 3805	\$700,000	08-Jan-20
19 Highland Crescent Narre Warren South VIC 3805	\$678,000	17-Dec-18
2 Sunbeam Court Narre Warren South VIC 3805	\$673,150	21-Oct-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: 15 January 2020



4 San Remo Court Narre Warren South VIC 3805

3 2 3

Sold Price

^{RS} **\$700,000**

Sold Date **08-Jan-20**

Distance **0.38km**



19 Highland Crescent Narre Warren South VIC 3805

4 2 2

Sold Price

\$678,000

Sold Date **17-Dec-18**

Distance **0.46km**



2 Sunbeam Court Narre Warren South VIC 3805

4 2 2

Sold Price

\$673,150

Sold Date **21-Oct-19**

Distance **0.54km**



4 Acorn Court Narre Warren South VIC 3805

4 2 2

Sold Price

\$650,000

Sold Date **25-Sep-18**

Distance **0.2km**



37 Parkwood Avenue Narre Warren South VIC 3805

4 2 2

Sold Price

\$660,000

Sold Date **28-Aug-18**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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