

## 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

46 Harrington Drive Narre Warren South VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2020

to

31 Oct 2021

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 Shay Close Narre Warren South VIC 3805	\$820,000	30-Sep-21
12 Highcliff Court Narre Warren South VIC 3805	\$825,000	30-Jun-21

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 2021



**13 Shay Close Narre Warren South  
VIC 3805**

3 2 2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date

**30-Sep-21**

Distance

**0.34km**



**12 Highcliff Court Narre Warren  
South VIC 3805**

3 2 2

Sold Price

**\$825,000**

Sold Date

**30-Jun-21**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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