

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 Delmare Court 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2019

to

30 Nov 2020

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

8 Delmare Court Narre Warren South VIC 3805	\$612,000	16-Jun-20
9 Nana Walk Narre Warren South VIC 3805	\$624,000	13-Nov-20
4 Garem Gam Wynd Narre Warren South VIC 3805	\$613,000	27-Oct-20

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: 04 December 2020



8 Delmare Court Narre Warren South VIC 3805

3 2 2

Sold Price **\$612,000** Sold Date **16-Jun-20**

Distance **0.04km**



9 Nana Walk Narre Warren South VIC 3805

3 2 2

Sold Price ^{RS} **\$624,000** Sold Date **13-Nov-20**

Distance **0.29km**



4 Garem Gam Wynd Narre Warren South VIC 3805

3 2 2

Sold Price ^{RS} **\$613,000** Sold Date **27-Oct-20**

Distance **0.46km**

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

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