

## 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

9 Jardine Court 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

\$690,000

&

\$730,000

### 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

7 St Maximin Court Narre Warren South VIC 3805	\$709,000	22-Jun-20
24 The Strand Narre Warren South VIC 3805	\$690,000	26-Aug-19
400 Ormond Road Narre Warren South VIC 3805	\$695,000	18-Mar-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: 09 December 2020



**7 St Maximin Court Narre Warren South VIC 3805**

4 2 2

Sold Price **\$709,000** Sold Date **22-Jun-20**

Distance **0.42km**



**24 The Strand Narre Warren South VIC 3805**

4 2 2

Sold Price **\$690,000** Sold Date **26-Aug-19**

Distance **0.43km**



**400 Ormond Road Narre Warren South VIC 3805**

4 2 2

Sold Price **\$695,000** Sold Date **18-Mar-20**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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