

## 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

26 Galloway 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2020

to

31 Dec 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

4 Silver Birch Court Narre Warren South VIC 3805	\$710,500	23-Oct-20
6 Merrowland Avenue Cranbourne North VIC 3977	\$740,000	11-Aug-20
28 Player Drive Narre Warren VIC 3805	\$715,000	20-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: 22 January 2021



**4 Silver Birch Court Narre Warren South VIC 3805**

4 2 2

Sold Price **\$710,500** Sold Date **23-Oct-20**

Distance **0.81km**



**6 Merrowland Avenue Cranbourne North VIC 3977**

4 2 2

Sold Price **\$740,000** Sold Date **11-Aug-20**

Distance **1.17km**



**28 Player Drive Narre Warren VIC 3805**

4 2 2

Sold Price **\$715,000** Sold Date **20-Oct-20**

Distance **2.56km**

RS = Recent sale      UN = Undisclosed Sale

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