

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

1 Edgewood Close 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2020

to

31 Mar 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

80 Harold Keys Drive Narre Warren South VIC 3805	\$691,000	04-Feb-21
6 Forsyth Court Narre Warren VIC 3805	\$707,000	19-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.

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80 Harold Keys Drive Narre Warren South VIC 3805 Sold Price **\$691,000** Sold Date **04-Feb-21**

 3  2  2

Distance **0.09km**



6 Forsyth Court Narre Warren VIC 3805 Sold Price **\$707,000** Sold Date **19-Oct-20**

 3  2  2

Distance **1.05km**

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

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