

## 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

38 Robinswood Parade 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

\$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

5 Robinswood Parade Narre Warren South VIC 3805	\$700,000	27-Jan-21
11 Littlecroft Avenue Narre Warren South VIC 3805	\$695,000	06-Dec-20
82 Robinswood Parade Narre Warren South VIC 3805	\$698,000	08-Mar-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: 28 April 2021



**5 Robinswood Parade Narre Warren South VIC 3805** Sold Price **\$700,000** Sold Date **27-Jan-21**

4 2 2

Distance **0.36km**



**11 Littlecroft Avenue Narre Warren South VIC 3805** Sold Price **\$695,000** Sold Date **06-Dec-20**

4 2 2

Distance **0.43km**



**82 Robinswood Parade Narre Warren South VIC 3805** Sold Price <sup>RS</sup> **\$698,000** <sup>UN</sup> Sold Date **08-Mar-21**

4 2 2

Distance **0.52km**

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

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