

## 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

3 Fairmead Place 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2019

to

31 Dec 2019

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

3 Lowden Court Narre Warren South VIC 3805	\$610,000	08-Aug-19
13 Loxford Court Narre Warren South VIC 3805	\$596,000	03-Dec-19
11 Nana Walk Narre Warren South VIC 3805	\$620,000	28-Nov-19

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: 08 January 2020


**3 Lowden Court Narre Warren  
South VIC 3805**
 4  2  2

 Sold Price **\$610,000** Sold Date **08-Aug-19**

 Distance **0.16km**

**13 Loxford Court Narre Warren  
South VIC 3805**
 4  2  2

 Sold Price <sup>RS</sup> **\$596,000** Sold Date **03-Dec-19**

 Distance **0.31km**

**11 Nana Walk Narre Warren South  
VIC 3805**
 4  2  2

 Sold Price <sup>RS</sup> **\$620,000** Sold Date **28-Nov-19**

 Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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