

# 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 Raydale Avenue, 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)

Price Range

\$550,000

&

\$600,000

### Median sale price

Median price

\$665,000

Property Type

House

Suburb

Narre Warren South (3805)

Period - From

01/04/2020

to

31/03/2021

Source

corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
66 NOORAT PLACE, CRANBOURNE NORTH VIC 3977	\$562,000	15/12/2020
27 LUCINDA LANE, CRANBOURNE NORTH VIC 3977	\$575,000	26/10/2020
6 ST GWINEAR LANE, CRANBOURNE NORTH VIC 3977	\$600,000	10/12/2020

This Statement of Information was prepared on: 19/04/2021