

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

2 The Quays 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2019

to

30 Apr 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

7 The Quays Narre Warren South VIC 3805	\$625,000	12-Nov-19
6 Jacqui Terrace Narre Warren South VIC 3805	\$750,000	20-Jan-20
17 Hunt Club Road Narre Warren South VIC 3805	\$705,000	23-Jan-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: 29 May 2020

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7 The Quays Narre Warren South VIC 3805

 3  2  2

Sold Price **\$625,000** Sold Date **12-Nov-19**

Distance **0.15km**



6 Jacqui Terrace Narre Warren South VIC 3805

 3  2  2

Sold Price **\$750,000** Sold Date **20-Jan-20**

Distance **0.2km**



17 Hunt Club Road Narre Warren South VIC 3805

 4  2  2

Sold Price **\$705,000** Sold Date **23-Jan-20**

Distance **0.38km**



46 Ellen Road Narre Warren South VIC 3805

 4  2  2

Sold Price **\$735,000** Sold Date **24-Jan-20**

Distance **0.45km**



22 Armitage Drive Narre Warren South VIC 3805

 4  2  2

Sold Price **\$775,000** Sold Date **15-Nov-19**

Distance **0.49km**



43 Armitage Drive Narre Warren South VIC 3805

 4  2  2

Sold Price **\$750,000** Sold Date **26-Nov-19**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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**3 Eva Florence Way Narre Warren
 South VIC 3805**

 4  2  2

Sold Price **\$720,000** Sold Date **21-Oct-19**

Distance **0.65km**



**9 Braybrook Drive Narre Warren
 South VIC 3805**

 4  2  2

Sold Price **\$760,000** Sold Date **26-Oct-19**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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