

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

5 Leonie Court Narre Warren 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Land

Suburb

Narre Warren

Period-from

01 Jun 2019

to

31 May 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

| | | |
|---|-----------|-----------|
| 23 Leonie Court Narre Warren VIC 3805 | \$628,500 | 13-May-20 |
| 29 Andene Drive Narre Warren VIC 3805 | \$605,000 | 11-Feb-20 |
| 19 Summerlea Road Narre Warren VIC 3805 | \$610,000 | 20-Feb-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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23 Leonie Court Narre Warren VIC 3805 Sold Price **\$628,500** Sold Date **13-May-20**
 Distance **0.22km**

3 2 2



29 Andene Drive Narre Warren VIC 3805 Sold Price **\$605,000** Sold Date **11-Feb-20**
 Distance **0.76km**

3 2 1



19 Summerlea Road Narre Warren VIC 3805 Sold Price **\$610,000** Sold Date **20-Feb-20**
 Distance **2km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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