

## 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 Snowgum Court 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

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

7 Birchwood Street Narre Warren South VIC 3805	\$646,500	17-Mar-20
6 Tanami Court Narre Warren South VIC 3805	\$650,000	29-Apr-20
10 Armitage Drive Narre Warren South VIC 3805	\$651,000	09-Sep-16

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: 18 June 2020

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**7 Birchwood Street Narre Warren South VIC 3805**

 3  
  2  
  2

Sold Price **\$646,500** Sold Date **17-Mar-20**

Distance **0.72km**



**6 Tanami Court Narre Warren South VIC 3805**

 3  
  2  
  2

Sold Price **\$650,000** Sold Date **29-Apr-20**

Distance **0.92km**



**10 Armitage Drive Narre Warren South VIC 3805**

 3  
  2  
  2

Sold Price **\$530,000** Sold Date **09-Sep-16**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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