

## 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

21 Harold Keys Drive 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

\$690,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2020

to

31 May 2021

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

1 Eureka Crescent Narre Warren South VIC 3805	\$789,000	20-Apr-21
91 Harold Keys Drive Narre Warren South VIC 3805	\$670,000	24-Feb-21
80 Harold Keys Drive Narre Warren South VIC 3805	\$691,000	04-Feb-21

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: 22 June 2021

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**1 Eureka Crescent Narre Warren South VIC 3805**

 4  
  2  
  2

Sold Price **\$789,000** Sold Date **20-Apr-21**

Distance **0.25km**



**91 Harold Keys Drive Narre Warren South VIC 3805**

 4  
  2  
  2

Sold Price **\$670,000** Sold Date **24-Feb-21**

Distance **0.57km**



**80 Harold Keys Drive Narre Warren South VIC 3805**

 3  
  2  
  2

Sold Price **\$691,000** Sold Date **04-Feb-21**

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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