

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

1/17-19 Madison Avenue 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Narre Warren

Period-from

01 Sep 2020

to

31 Aug 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

4/52-60 Victoria Road Narre Warren VIC 3805	\$465,000	06-Sep-21
1/1 Blackwood Drive Narre Warren VIC 3805	\$395,000	24-May-17
1/16 Linlithgow Court Narre Warren VIC 3805	\$450,000	17-Jun-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: 09 September 2021

Zino Rebello

M 0433 189 955

E zino.r@neilsonpartners.com.au


4/52-60 Victoria Road Narre Warren VIC 3805
 2  1  1

Sold Price

^{RS} **\$465,000**

Sold Date

06-Sep-21

Distance

0.25km

1/1 Blackwood Drive Narre Warren VIC 3805
 2  1  1

Sold Price

\$395,000

Sold Date

24-May-17

Distance

0.76km

1/16 Linlithgow Court Narre Warren VIC 3805
 2  1  1

Sold Price

\$450,000

Sold Date

17-Jun-21

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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