

# 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 8 Diba Rise, Narre Warren, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$569,000

&

\$599,000

### Median sale price

Median price

\$610,000

Property Type

House

Suburb

Narre Warren (3805)

Period - From

01/12/2019

to

17/12/2020

Source

Realestate.com.au

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
21 TINKS ROAD, NARRE WARREN VIC 3805	\$585,000	07/12/2020
11 PATER CLOSE, NARRE WARREN VIC 3805	\$595,000	20/11/2020
28 BARONDI AVENUE, NARRE WARREN VIC 3805	\$578,000	19/11/2020

This Statement of Information was prepared on: 13/01/2021