

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

10 The Crescent Narre Warren South 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

\$875,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,250

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2020

to

31 Oct 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

6 Floral Gardens Narre Warren South VIC 3805	\$880,000	16-Jul-21
43 Tuileries Rise Narre Warren South VIC 3805	\$955,000	14-Oct-21
12 Heritage Drive Narre Warren South VIC 3805	\$850,000	15-May-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.~~

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**6 Floral Gardens Narre Warren
 South VIC 3805**

 5  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

16-Jul-21

Distance

0.21km



**43 Tuileries Rise Narre Warren
 South VIC 3805**

 4  2  3

Sold Price

^{RS} **\$955,000**

Sold Date

14-Oct-21

Distance

1.35km



**12 Heritage Drive Narre Warren
 South VIC 3805**

 4  2  2

Sold Price

\$850,000

Sold Date

15-May-21

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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