

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 Eureka 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2020

to

31 Mar 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

19 Frederick Rise Narre Warren South VIC 3805	\$764,500	11-Mar-21
5 Alema Court Narre Warren South VIC 3805	\$685,000	02-Dec-20

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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**19 Frederick Rise Narre Warren
South VIC 3805**

4 2 2

Sold Price

^{RS} **\$764,500**

Sold Date

11-Mar-21

Distance

0.19km



**5 Alema Court Narre Warren South
VIC 3805**

4 2 2

Sold Price

\$685,000

Sold Date

02-Dec-20

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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