

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

1/84 Sweeney Drive 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,500

Property type

House

Suburb

Narre Warren

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

18 Meadow Wood Walk Narre Warren VIC 3805	\$515,000	29-Jun-21
29 Franleigh Drive Narre Warren VIC 3805	\$530,000	20-Sep-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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18 Meadow Wood Walk Narre Warren VIC 3805

 3  1  1

Sold Price **\$515,000** Sold Date **29-Jun-21**

Distance **1.35km**



29 Franleigh Drive Narre Warren VIC 3805

 3  1  1

Sold Price **\$530,000** Sold Date **20-Sep-21**

Distance **2.71km**

RS = Recent sale **UN** = Undisclosed Sale

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