

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	12 Galloway Drive, Narre Warren South, VIC 3805
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Indicative selling price

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

Price Range	\$750,000	&	\$815,000
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Median sale price

Median price	\$823,750	Property Type	House	Suburb	Narre Warren South (3805)
Period - From	01/09/2023	to	31/08/2024	Source	Corelogic

Comparable property sales

A 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
18 SCARBOROUGH DRIVE, NARRE WARREN SOUTH VIC 3805	\$815,000	22/05/2024
57 SEEBECK DRIVE, NARRE WARREN SOUTH VIC 3805	\$815,000	09/09/2024
709 GLASSCOCKS ROAD, NARRE WARREN SOUTH VIC 3805	\$815,000	06/05/2024

This Statement of Information was prepared on: 18/09/2024