

## 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

86 Harrington Drive Narre Warren South VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2021

to

31 Dec 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 84 Strathaird Drive Narre Warren South VIC 3805 | \$640,000 | 05-Oct-21 |
| 9 Feehan Crescent Narre Warren South VIC 3805   | \$700,000 | 11-Nov-21 |
| 61 Kingston Avenue Narre Warren South VIC 3805  | \$701,000 | 19-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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**84 Strathaird Drive Narre Warren  
South VIC 3805**

4 1 2

Sold Price

**\$640,000**

Sold Date

**05-Oct-21**

Distance

**1.06km**



**9 Feehan Crescent Narre Warren  
South VIC 3805**

4 2 1

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**11-Nov-21**

Distance

**0.3km**



**61 Kingston Avenue Narre Warren  
South VIC 3805**

4 2 2

Sold Price

**\$701,000**

Sold Date

**19-Sep-21**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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