

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 Meadow Wood Walk 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jan 2019

to

31 Dec 2019

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

3A Moran Street Narre Warren VIC 3805	\$450,000	03-Sep-19
65 Guildford Crescent Narre Warren VIC 3805	\$455,000	14-Nov-19
4 Prospect Hill Road Narre Warren VIC 3805	\$440,000	23-Sep-19

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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	3A Moran Street Narre Warren VIC 3805	Sold Price	\$450,000	Sold Date	03-Sep-19
	Distance	0.59km			
	65 Guildford Crescent Narre Warren VIC 3805	Sold Price	\$455,000	Sold Date	14-Nov-19
	Distance	1.85km			
	4 Prospect Hill Road Narre Warren VIC 3805	Sold Price	\$440,000	Sold Date	23-Sep-19
	Distance	1.88km			

RS = Recent sale

UN = Undisclosed Sale

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