

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 Hillrise Close 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

\$750,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2019

to

30 Apr 2020

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

15-17 The Boulevard Narre Warren South VIC 3805	\$727,500	23-Mar-19
24 Toptani Drive Narre Warren South VIC 3805	\$710,000	15-Jun-19
2 Davy Court Narre Warren South VIC 3805	\$707,000	24-Jun-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.~~

This Statement of Information was prepared on: 25 May 2020



15-17 The Boulevard Narre Warren South VIC 3805

 4
  2
  2

Sold Price

\$727,500

Sold Date

23-Mar-19

Distance

0.36km


24 Toptani Drive Narre Warren South VIC 3805

 3
  2
  3

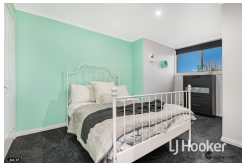
Sold Price

\$710,000

Sold Date

15-Jun-19

Distance

0.48km


2 Davy Court Narre Warren South VIC 3805

 5
  2
  2

Sold Price

\$707,000

Sold Date

24-Jun-19

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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