

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

7 Cassa Blue Circuit 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,046

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2019

to

31 Aug 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

1/16 Sylvanwood Crescent Narre Warren VIC 3805	\$555,000	06-Jul-19
13/16 Sylvanwood Crescent Narre Warren VIC 3805	\$589,950	18-Jun-19
3/6 Sylvanwood Crescent Narre Warren VIC 3805	\$585,000	28-Nov-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: 29 September 2020



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1/16 Sylvanwood Crescent Narre Warren VIC 3805

3 2 2

Sold Price

\$555,000

Sold Date

06-Jul-19

Distance

0.12km



13/16 Sylvanwood Crescent Narre Warren VIC 3805

3 2 1

Sold Price

\$589,950

Sold Date

18-Jun-19

Distance

0.13km



3/16 Sylvanwood Crescent Narre Warren VIC 3805

3 2 2

Sold Price

\$585,000

Sold Date

28-Nov-19

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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