

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

2 Lighthorse Crescent 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2020

to

31 Mar 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

2 Delmare Court Narre Warren South VIC 3805	\$590,000	25-Jan-21
54 Kershaw Drive Narre Warren South VIC 3805	\$622,000	10-Dec-20
9 Nana Walk Narre Warren South VIC 3805	\$624,000	22-Oct-20

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: 15 April 2021



OBrien Real Estate

Andrew Ward

M 0439966300

E andrew.ward@obrienrealestate.com.au

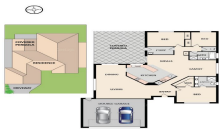


2 Delmare Court Narre Warren South VIC 3805

3 2 2

Sold Price **\$590,000** Sold Date **25-Jan-21**

Distance **0.37km**



54 Kershaw Drive Narre Warren South VIC 3805

3 2 2

Sold Price **\$622,000** Sold Date **10-Dec-20**

Distance **0.39km**



9 Nana Walk Narre Warren South VIC 3805

3 2 2

Sold Price **\$624,000** Sold Date **22-Oct-20**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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