

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

11 Menindee Terrace 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

\$455,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2018

to

30 Nov 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

15 Artists Crescent Narre Warren South VIC 3805	\$470,000	29-Aug-19
38 Terrapin Drive Narre Warren South VIC 3805	\$473,000	11-Sep-19
75 Seebeck Drive Narre Warren South VIC 3805	\$492,000	08-Jul-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: 09 December 2019


**15 Artists Crescent Narre Warren
South VIC 3805**
 3
  1
  1

Sold Price

\$470,000

Sold Date

29-Aug-19

Distance

3.87km

**38 Terrapin Drive Narre Warren
South VIC 3805**
 3
  1
  2

Sold Price

\$473,000

Sold Date

11-Sep-19

Distance

2.52km

**75 Seebeck Drive Narre Warren
South VIC 3805**
 3
  1
  1

Sold Price

\$492,000

Sold Date

08-Jul-19

Distance

2.99km

**15 Bowman Close Narre Warren
South VIC 3805**
 4
  2
  2

Sold Price

\$498,000

Sold Date

26-Jul-19

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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