

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/1 Wallowa Crescent 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

*House

*Unit

X

Suburb

Narre Warren

Period-from

01 Jan 2018

to

31 Dec 2018

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 six 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

57 Prospect Hill Road Narre Warren VIC 3805	\$452,000	11-Sep-18
1/13 Wallowa Crescent Narre Warren VIC 3805	\$460,000	25-Aug-18
2/7 Madison Avenue Narre Warren VIC 3805	\$455,000	04-Sep-18

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 six months.~~

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57 Prospect Hill Road Narre Warren VIC 3805 Sold Price **\$452,000** Sold Date **11-Sep-18**

 2  1  1

Distance **0.06km**



1/13 Wallowa Crescent Narre Warren VIC 3805 Sold Price **\$460,000** Sold Date **25-Aug-18**

 2  1  1

Distance **0.11km**



2/7 Madison Avenue Narre Warren VIC 3805 Sold Price **\$455,000** Sold Date **04-Sep-18**

 2  1  1

Distance **0.64km**

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