

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

22 SPRINGFIELD DRIVE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2022

to

30 Jun 2023

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

17 ARRINO CRESCENT HALLAM VIC 3803	\$1,070,000	31-Mar-23
6 TORWOOD CLOSE NARRE WARREN VIC 3805	\$1,125,000	22-Nov-22
66 MONTBRAE CIRCUIT NARRE WARREN NORTH VIC 3804	\$1,111,000	05-Jun-23

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 July 2023


**17 ARRINO CRESCENT HALLAM
VIC 3803**

 4
  2
  2

Sold Price

\$1,070,000

Sold Date

31-Mar-23

Distance

0.68km

**6 TORWOOD CLOSE NARRE
WARREN VIC 3805**

 4
  2
  2

Sold Price

\$1,125,000

Sold Date

22-Nov-22

Distance

2.54km

**66 MONTBRAE CIRCUIT NARRE
WARREN NORTH VIC 3804**

 4
  2
  2

Sold Price

^{RS} **\$1,111,000**

Sold Date

05-Jun-23

Distance

3.51km

**75 TELFORD DRIVE BERWICK VIC
3806**

 4
  2
  2

Sold Price

^{RS} **\$1,210,000**

Sold Date

26-Jul-23

Distance

3.55km
RS = Recent sale

UN = Undisclosed Sale

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