

## 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

45 Beethoven Drive Narre Warren South VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2019

to

30 Apr 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

4 Parkville Terrace Narre Warren South VIC 3805	\$641,000	12-Feb-19
3 Damon Close Narre Warren South VIC 3805	\$640,000	06-May-19
8 Damon Close Narre Warren South VIC 3805	\$652,000	23-Sep-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: 22 May 2020



**4 Parkville Terrace Narre Warren South VIC 3805**

4 2 2

Sold Price **\$641,000** Sold Date **12-Feb-19**

Distance **0.52km**



**3 Damon Close Narre Warren South VIC 3805**

4 2 2

Sold Price **\$640,000** Sold Date **06-May-19**

Distance **2.19km**



**8 Damon Close Narre Warren South VIC 3805**

4 2 2

Sold Price **\$652,000** Sold Date **23-Sep-19**

Distance **2.23km**

RS = Recent sale      UN = Undisclosed Sale

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