

## 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

3 Wenlock Court 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

\$810,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2019

to

31 Jul 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

5 Burgundy Way Narre Warren South VIC 3805	\$830,000	14-Nov-19
15 Alderley Court Narre Warren South VIC 3805	\$810,000	02-Mar-20
32 Ellen Road Narre Warren South VIC 3805	\$837,000	20-Jun-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: 03 August 2020



**5 Burgundy Way Narre Warren South VIC 3805**

4 2 2

Sold Price **\$830,000** Sold Date **14-Nov-19**

Distance **0.75km**



**15 Alderley Court Narre Warren South VIC 3805**

4 2 3

Sold Price **\$810,000** Sold Date **02-Mar-20**

Distance **0.81km**



**32 Ellen Road Narre Warren South VIC 3805**

4 2 2

Sold Price **\$837,000** Sold Date **20-Jun-19**

Distance **1.28km**

RS = Recent sale      UN = Undisclosed Sale

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