

## 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 Littlecroft Avenue 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2019

to

31 Oct 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

|   |           |           |
|---|-----------|-----------|
| 2 Berkshire Place Narre Warren South VIC 3805   | \$695,000 | 20-Jan-20 |
| 18 Broadland Way Narre Warren South VIC 3805    | \$705,000 | 10-Aug-19 |
| 21 Kippenross Drive Narre Warren South VIC 3805 | \$690,000 | 28-Jul-20 |

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: 18 November 2020



**2 Berkshire Place Narre Warren  
South VIC 3805**

4 2 2

Sold Price **\$695,000** Sold Date **20-Jan-20**

Distance **0.19km**



**18 Broadland Way Narre Warren  
South VIC 3805**

4 2 2

Sold Price **\$705,000** Sold Date **10-Aug-19**

Distance **0.67km**



**21 Kippenross Drive Narre Warren  
South VIC 3805**

4 2 2

Sold Price **\$690,000** Sold Date **28-Jul-20**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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