

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

1 BERKSHIRE PLACE NARRE WARREN SOUTH 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2023

to

31 Dec 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

5 NADEEN STREET NARRE WARREN SOUTH VIC 3805	\$1,100,000	25-Oct-23
29 TOPTANI DRIVE NARRE WARREN SOUTH VIC 3805	\$1,135,000	26-Sep-23
10 NAPIER WAY NARRE WARREN SOUTH VIC 3805	\$1,200,000	03-Nov-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.~~

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**5 NADEEN STREET NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$1,100,000** Sold Date **25-Oct-23**Distance **1.48km****29 TOPTANI DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 3

Sold Price **\$1,135,000** Sold Date **26-Sep-23**Distance **0.98km****10 NAPIER WAY NARRE WARREN
SOUTH VIC 3805**

4 2 6

Sold Price **\$1,200,000** Sold Date **03-Nov-23**Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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