

# 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 10 Hopwood 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)

Price Range \$950,000 & \$1,045,000

### Median sale price

Median price \$843,499 Property Type House Suburb Narre Warren South (3805)

Period - From 01/10/2023 to 31/03/2024 Source Pricfinder.com.au

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
9 OREGON COURT, NARRE WARREN SOUTH VIC 3805	\$965,000	30/04/2024
16 FENTON PLACE, NARRE WARREN SOUTH VIC 3805	\$980,000	12/04/2024
5 PLYMTREE COURT, NARRE WARREN SOUTH VIC 3805	\$1,020,000	27/03/2024

This Statement of Information was prepared on: 11/06/2024