

# 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 14 Springwood Avenue, Narre Warren, Vic 3805 (with planning permit)

### 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 \$730,000 & \$795,000

### Median sale price

Median price \$730,000 Property type House Suburb Narre Warren

Period - From March 2023 to Feb 2024 Source <https://www.realestate.com.au/vic/narre-warren-3805>

### 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 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
1. 52 Meadow Wood Walk, Narre Warren Vic 3805	\$ 766,888	28/09/2023
2. 29 Valley Fair Drive, Narre Warren Vic 3805	\$ 1,120,000	23/10/2023
3. 44 Valley Fair Drive, Narre Warren Vic 3805	\$710,000	23/12/2023

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 six months.~~

This Statement of Information was prepared on: 19/3/24