

## 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

15 ASHMORE 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

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2022

to

30 Nov 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

2 MERROWLAND AVENUE CRANBOURNE NORTH VIC 3977	\$901,000	30-Oct-23
2 CHARMOUTH PLACE NARRE WARREN SOUTH VIC 3805	\$966,000	12-Oct-23
17 BORDEAUX GROVE NARRE WARREN SOUTH VIC 3805	\$930,000	10-Jul-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.~~

This Statement of Information was prepared on: 05 December 2023


**2 MERROWLAND AVENUE  
CRANBOURNE NORTH VIC 3977**
 4  2  2

Sold Price

<sup>RS</sup>
**\$901,000**

Sold Date

**30-Oct-23**

Distance

**0.22km**

**2 CHARMOUTH PLACE NARRE  
WARREN SOUTH VIC 3805**
 4  2  2

Sold Price

<sup>RS</sup>
**\$966,000**

Sold Date

**12-Oct-23**

Distance

**0.3km**

**17 BORDEAUX GROVE NARRE  
WARREN SOUTH VIC 3805**
 4  2  2

Sold Price

**\$930,000**

Sold Date

**10-Jul-23**

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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