

## 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 LAKE VIEW DRIVE 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

\$695,000

&

\$764,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2023

to

29 Feb 2024

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

4 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805	\$753,000	27-Feb-24
206 ORMOND ROAD NARRE WARREN SOUTH VIC 3805	\$732,000	13-Mar-24
127 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805	\$735,000	17-Dec-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: 18 March 2024



**4 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$753,000**

Sold Date

**27-Feb-24**

Distance

**1.35km**



**206 ORMOND ROAD NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$732,000**

Sold Date

**13-Mar-24**

Distance

**1.15km**



**127 HAROLD KEYS DRIVE NARRE WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$735,000**

Sold Date

**17-Dec-23**

Distance

**1.11km**



**3 SPRINGVALLEY WAY NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup>

**\$720,000**

<sup>UN</sup>

Sold Date

**02-Jan-24**

Distance

**0.62km**



**9 GULL WAY NARRE WARREN SOUTH VIC 3805**

 3  2  2

Sold Price

**\$700,000**

Sold Date

**26-Sep-23**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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