

## 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

16 OHIO CRESCENT NARRE WARREN 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2023

to

31 Jan 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

3 SWEET GUM AVENUE NARRE WARREN VIC 3805	\$861,000	10-Feb-24
7 MINETT COURT NARRE WARREN VIC 3805	\$883,200	07-Oct-23
19 WALLAROO AVENUE NARRE WARREN VIC 3805	\$860,000	31-Oct-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: 29 February 2024

**3 SWEET GUM AVENUE NARRE  
WARREN VIC 3805**

4 2 2

Sold Price

RS

**\$861,000**

Sold Date

**10-Feb-24**

Distance

**0.55km****7 MINETT COURT NARRE WARREN  
VIC 3805**

4 2 2

Sold Price

**\$883,200**

Sold Date

**07-Oct-23**

Distance

**0.43km****19 WALLAROO AVENUE NARRE  
WARREN VIC 3805**

4 2 2

Sold Price

**\$860,000**

Sold Date

**31-Oct-23**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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