

## 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 SEATTLE SQUARE 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

\$685,000

&

\$753,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 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

18 SUNNYSIDE DRIVE BERWICK VIC 3806	\$750,000	24-Jul-23
48 LONDON CRESCENT NARRE WARREN VIC 3805	\$746,000	01-Sep-23
6 MANETTE PLACE NARRE WARREN VIC 3805	\$740,000	29-Aug-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: 02 November 2023

Angelia Williams  
P 03 8764 6100  
M 0423 567 703  
E angeliaw@barryplant.com.au

**18 SUNNYSIDE DRIVE BERWICK  
VIC 3806**

3 2 1

Sold Price **\$750,000** Sold Date **24-Jul-23**

Distance **1.66km**

**48 LONDON CRESCENT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **\$746,000** Sold Date **01-Sep-23**

Distance **1.2km**

**6 MANETTE PLACE NARRE  
WARREN VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$740,000** Sold Date **29-Aug-23**

Distance **1.23km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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