

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 18 Longfield Way, Narre Warren South, VIC-3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$900,000 & \$990,000

Median sale price

Median price \$820,000 Property type House Suburb Narre Warren South
Period - From Dec 2023 to Dec 2023 Source RP Data – Core Logic

Comparable property sales

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. 8 Somerset Court, Narre Warren South, VIC-3805	\$955,000	06/10/23
2. 2 Charmouth Place, Narre Warren South, VIC-3805	\$966,000	16/10/23
3. 65 Robinswood Parade, Narre Warren South, VIC-3805	\$980,000	24/10/23

This Statement of Information was prepared on: 29/03/24