

## 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

22 BEETHOVEN 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2022

to

31 Jul 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

4 CHERRYWOOD WAY NARRE WARREN SOUTH VIC 3805	\$950,000	06-May-23
18 FLEET STREET NARRE WARREN SOUTH VIC 3805	\$919,000	28-Apr-23
17 FLEET STREET NARRE WARREN SOUTH VIC 3805	\$912,000	28-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: 21 August 2023



**4 CHERRYWOOD WAY NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$950,000** Sold Date **06-May-23**

Distance **0.56km**



**18 FLEET STREET NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$919,000** Sold Date **28-Apr-23**

Distance **0.62km**



**17 FLEET STREET NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$912,000** Sold Date **28-Jul-23**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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