

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

5 ZENITH PLACE NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2023

to

30 Apr 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

1 BERKSHIRE PLACE NARRE WARREN SOUTH VIC 3805	\$1,100,000	02-May-24
6 EUCUMBENE DRIVE BERWICK VIC 3806	\$1,050,000	05-Apr-24
9 KIMBERLEY DOWNS COURT NARRE WARREN SOUTH VIC 3805	\$1,105,000	24-Feb-24

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: 13 May 2024



**1 BERKSHIRE PLACE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **02-May-24**

Distance **0.94km**



**6 EUCUMBENE DRIVE BERWICK
VIC 3806**

4 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **05-Apr-24**

Distance **1.91km**



**9 KIMBERLEY DOWNS COURT
NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$1,105,000** Sold Date **24-Feb-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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