

# 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 6 Cypress Hill 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)

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$870,000 Property Type House Suburb Narre Warren South

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 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	29 Toptani Dr NARRE WARREN SOUTH 3805	\$1,135,000	26/09/2023
2	5 Nadeen St NARRE WARREN SOUTH 3805	\$1,100,000	25/10/2023
3	30 Parkwood Av NARRE WARREN SOUTH 3805	\$1,037,000	21/11/2023

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 six months.~~

This Statement of Information was prepared on: 23/01/2024 16:57



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
December quarter 2023: \$870,000

## Comparable Properties

**29 Toptani Dr NARRE WARREN SOUTH 3805 (VG)** Agent Comments



**Price:** \$1,135,000  
**Method:** Sale  
**Date:** 26/09/2023  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**5 Nadeen St NARRE WARREN SOUTH 3805 (REI/VG)** Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House  
**Land Size:** 709 sqm approx



**30 Parkwood Av NARRE WARREN SOUTH 3805 (REI)** Agent Comments



**Price:** \$1,037,000  
**Method:** Private Sale  
**Date:** 21/11/2023  
**Property Type:** House  
**Land Size:** 580 sqm approx

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