## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$550,000 & \$605,000  Median sale price (*Delete house or unit as applicable)  Median Price \$730,000 Property type House Suburb Narre Warren  Period-from 01 Apr 2023 to 31 Mar 2024 Source Corelogic  Comparable property sales (*Delete A or B below as applicable)	Property offered for sal	e						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between  \$550,000  8 \$605,000  Median sale price (*Delete house or unit as applicable)  Median Price  \$730,000  Property type  House  Suburb  Narre Warren  Period-from  01 Apr 2023  to  31 Mar 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.	Including suburb and	71 AMBER CRESCENT NARRE WARREN VIC 3805						
Single Price or range between \$550,000 & \$605,000  Median sale price (*Delete house or unit as applicable)  Median Price \$730,000 Property type House Suburb Narre Warren  Period-from 01 Apr 2023 to 31 Mar 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.	Indicative selling price				· /+F			
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estate agent or agent's representative considers to be most comparable to the property for sale.	Comparable property s	ales (*Delete A	or B b	oelow as	applio	cable)		
Address of comparable property Price Date of sale	A* These are the three	veroperties sold with	hin two	kilometres	of the	<del>,</del> <del>property for sale</del>		
							•	Date of sale

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: 03 April 2024



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