

# 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 75 Shinnars Avenue, Narre Warren, VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$770,000

&

\$810,000

### Median sale price

Median price

\$720,500

Property Type

House

Suburb

Narre Warren (3805)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

### Comparable property sales

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

18 ROZZY PARADE, NARRE WARREN VIC 3805

\$780,000

09/06/2023

4 KEW COURT, NARRE WARREN VIC 3805

\$772,000

17/05/2023

21 LEONIE CRT, NARRE WARREN, VIC 3805

\$802,000

25/05/2023

This Statement of Information was prepared on: 07/09/2023