

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

4 Kew Court Narre Warren 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2019

to

31 Jan 2020

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

6 Coonara Court Narre Warren VIC 3805	\$600,000	20-Dec-19
1 Balwyn Court Narre Warren VIC 3805	\$639,888	07-Nov-19
79 Darling Way Narre Warren VIC 3805	\$620,000	06-Nov-19

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: 26 February 2020



6 Coonara Court Narre Warren VIC 3805

Sold Price

\$600,000

Sold Date

20-Dec-19

 3  2  2

Distance

0.25km



1 Balwyn Court Narre Warren VIC 3805

Sold Price

\$639,888

Sold Date

07-Nov-19

 3  2  2

Distance

0.44km



79 Darling Way Narre Warren VIC 3805

Sold Price

\$620,000

Sold Date

06-Nov-19

 4  1  2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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