

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 Alton 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2020

to

30 Jun 2021

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

4 Jacksons Road Narre Warren VIC 3805	\$780,000	11-Mar-21
76 London Crescent Narre Warren VIC 3805	\$785,000	26-Jun-21
6 Applegum Court Narre Warren VIC 3805	\$730,000	18-Feb-21

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.~~

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4 Jacksons Road Narre Warren VIC 3805

4 2 2

Sold Price

\$780,000

Sold Date

11-Mar-21

Distance

0.16km



76 London Crescent Narre Warren VIC 3805

4 2 2

Sold Price

^{RS} **\$785,000**

Sold Date

26-Jun-21

Distance

0.42km



6 Applegum Court Narre Warren VIC 3805

3 2 2

Sold Price

\$730,000

Sold Date

18-Feb-21

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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