

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 5 Robinswood Parade, Narre Warren South, VIC-3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 700,000

or range between

&

Median sale price

Median price \$ 655,000

Property type House

Suburb Narre Warren South

Period - From Nov 2020

to

Nov 2020

Source RP Data – Core Logic

Comparable property sales

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. 11 Littlecroft Avenue, Narre Warren South, VIC-3805	\$ 695,000	06/12/20
2. 17 Hillston Court, Narre Warren South, VIC-3805	\$ 711,000	11/01/21
3. 6 Delhuntly Rise, Narre Warren South, VIC-3805	\$ 712,000	04/02/21

This Statement of Information was prepared on: 20/02/21