

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

1/22 AMBER CRESCENT 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2024

to

30 Apr 2025

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 LAVENDER PLACE BERWICK VIC 3806	\$630,000	01-Mar-25
3/2-6 JERILDERIE DRIVE BERWICK VIC 3806	\$640,000	21-Jan-25

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 LAVENDER PLACE BERWICK VIC 3806 Sold Price **\$630,000** Sold Date **01-Mar-25**

2 2 2

Distance **1.44km**



3/2-6 JERILDERIE DRIVE BERWICK VIC 3806 Sold Price **\$640,000** Sold Date **21-Jan-25**

3 2 2

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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