

## 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

10 Heyington Circle 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2020

to

31 Dec 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

1 Song Street Narre Warren VIC 3805	\$645,000	13-Nov-20
3 Cornus Court Narre Warren VIC 3805	\$650,000	23-Jul-20
58 Sandalwood Drive Narre Warren VIC 3805	\$695,000	13-Oct-20

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: 19 January 2021

**1 Song Street Narre Warren VIC 3805**

Sold Price

<sup>RS</sup>**\$645,000**Sold Date **13-Nov-20**
 4
  2
  2
Distance **0.29km****3 Cornus Court Narre Warren VIC 3805**

Sold Price

**\$650,000**Sold Date **23-Jul-20**
 4
  2
  2
Distance **0.4km****58 Sandalwood Drive Narre Warren VIC 3805**

Sold Price

**\$695,000**Sold Date **13-Oct-20**
 4
  2
  2
Distance **0.73km****1 Floret Place Narre Warren VIC 3805**

Sold Price

<sup>RS</sup>**\$680,000**Sold Date **31-Dec-20**
 3
  2
  2
Distance **0.77km****4 Anaconda Road Narre Warren VIC 3805**

Sold Price

**\$587,500**Sold Date **10-Nov-20**
 4
  2
  2
Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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