

## 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 Steinbeck Lane 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

\$550,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2019

to

30 Apr 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 Salinger Lane Narre Warren VIC 3805	\$610,000	07-Mar-20
37 Feodora Crescent Narre Warren VIC 3805	\$725,000	04-Dec-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: 12 May 2020



**1 Salinger Lane Narre Warren VIC 3805**

Sold Price

**\$610,000**

Sold Date **07-Mar-20**

 3  2  2

Distance **0.2km**



**37 Feodora Crescent Narre Warren VIC 3805**

Sold Price

**\$725,000**

Sold Date **04-Dec-19**

 4  2  2

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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