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	1/114 FLEETWOOD DRIVE 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	$500,000	&	$550,000

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
4/5-17 WILLIAM ROAD BERWICK VIC 3806	$535,000	07-Apr-25
29 LLANO CIRCUIT BERWICK VIC 3806	$530,000	04-Feb-25
3/98 SWEENEY DRIVE NARRE WARREN VIC 3805	$520,000	16-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.~~

This Statement of Information was prepared on: 15 May 2025

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4/5-17 WILLIAM ROAD BERWICK VIC 3806

2 1 1

Sold Price **$535,000** Sold Date **07-Apr-25**

Distance **1.79km**

29 LLANO CIRCUIT BERWICK VIC 3806

2 1 1

Sold Price **$530,000** Sold Date **04-Feb-25**

Distance **0.33km**

3/98 SWEENEY DRIVE NARRE WARREN VIC 3805

2 1 1

Sold Price **$520,000** Sold Date **16-Jan-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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