

# 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

3 Sollya Court, 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 \$840,000 & \$895,000

### Median sale price

Median price \$681,000

Property type House

Suburb Narre Warren

Period - From 06/12/2021

to

06/12/2021

Source

<https://www.realestate.com.au/neighbourhoods/narre-warren-3805-vic>

### 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 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

Address of comparable property	Price	Date of sale

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 six months.~~

~~House with planning permit to build another dwelling at the back of the block without demolishing the whole existing house has no comparable.~~

This Statement of Information was prepared on: 17/12/2021