## 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

28 Franleigh Drive, Narre Warren Vic 3805

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$660,000		&		\$726,000					
Median sale p	rice									
Median price	\$750,000	Pro	operty Type	Hou	ISE		Suburb	Narre Warren		
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV			

### 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.

Ade	dress of comparable property	Price	Date of sale
1	11 Sweet Gum Av NARRE WARREN 3805	\$727,000	12/06/2025
2	4 Facey Ct NARRE WARREN 3805	\$715,000	06/06/2025
3	5 Jade Ct NARRE WARREN 3805	\$662,500	26/04/2025

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.

This Statement of Information was prepared on:

19/06/2025 11:12





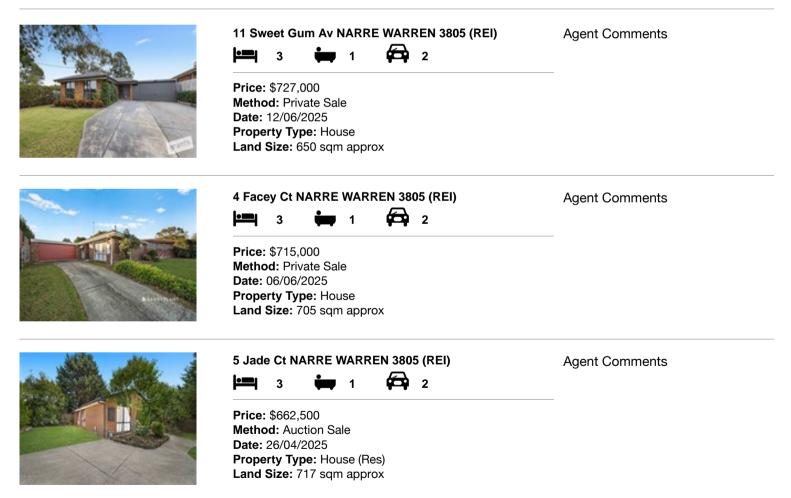




**Property Type:** House Land Size: 728 sqm approx Agent Comments Ras van der Merwe 8849 8088 0457 316 306 rasvandermerwe@jelliscraig.com.au

> Indicative Selling Price \$660,000 - \$726,000 Median House Price Year ending March 2025: \$750,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 88498088



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