

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

55 GLEDHILL STREET NARRE WARREN SOUTH 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,389

Property type

Unit

Suburb

Narre Warren South

Period-from

01 Jun 2024

to

31 May 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

12 LONGBOW TERRACE CRANBOURNE NORTH VIC 3977	\$751,000	16-Apr-25
22 HARTLAND DRIVE CRANBOURNE NORTH VIC 3977	\$761,000	13-May-25
38 MERIDIAN CIRCUIT BERWICK VIC 3806	\$800,000	27-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.~~

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**12 LONGBOW TERRACE
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price **\$751,000** Sold Date **16-Apr-25**

Distance **1km**



**22 HARTLAND DRIVE
CRANBOURNE NORTH VIC 3977**

 3  2  2

Sold Price ^{RS} **\$761,000** Sold Date **13-May-25**

Distance **0.31km**



**38 MERIDIAN CIRCUIT BERWICK
VIC 3806**

 3  2  2

Sold Price **\$800,000** Sold Date **27-Jan-25**

Distance **1.36km**

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

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