

## 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

1/21 RAVENSTHORPE CRESCENT 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

\$485,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Feb 2023

to

31 Jan 2024

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

18/40-50 VICTORIA ROAD NARRE WARREN VIC 3805	\$532,000	19-Jan-24
17 WARREN CLOSE NARRE WARREN VIC 3805	\$505,000	30-Jan-24
1/120 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$550,000	22-Aug-23

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: 08 February 2024


**18/40-50 VICTORIA ROAD NARRE  
WARREN VIC 3805**
 2   
  1   
  2

Sold Price

RS

**\$532,000**

Sold Date

**19-Jan-24**

Distance

**3.66km**

**17 WARREN CLOSE NARRE  
WARREN VIC 3805**
 2   
  1   
  1

Sold Price

RS

**\$505,000**

Sold Date

**30-Jan-24**

Distance

**0.69km**

**1/120 FLEETWOOD DRIVE NARRE  
WARREN VIC 3805**
 2   
  1   
  2

Sold Price

**\$550,000**

Sold Date

**22-Aug-23**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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