

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

1/3 FOUNTAIN 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 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

25/40-50 VICTORIA ROAD NARRE WARREN VIC 3805	\$500,000	14-May-24
24/7-9 DENISE COURT NARRE WARREN VIC 3805	\$480,000	20-May-24
2/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$500,000	21-Mar-24

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: 24 June 2024

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25/40-50 VICTORIA ROAD NARRE WARREN VIC 3805

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **14-May-24**

Distance **1.03km**



24/7-9 DENISE COURT NARRE WARREN VIC 3805

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **20-May-24**

Distance **1.87km**



2/52-60 VICTORIA ROAD NARRE WARREN VIC 3805

2 1 1

Sold Price **\$500,000** Sold Date **21-Mar-24**

Distance **1.07km**

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

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