

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 AVERY COURT 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 2023

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

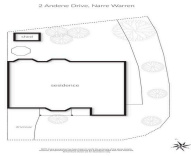
2 ANDENE DRIVE NARRE WARREN VIC 3805	\$690,000	27-Oct-23
81 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$710,000	07-Jun-23
14 DENISE COURT NARRE WARREN VIC 3805	\$735,000	26-Sep-23

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: 02 November 2023

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2 ANDENE DRIVE NARRE WARREN Sold Price

^{RS} **\$690,000** Sold Date **27-Oct-23**

 3  1  1

Distance **1.71km**



81 FOUNTAIN DRIVE NARRE WARREN VIC 3805

Sold Price

\$710,000 Sold Date **07-Jun-23**

 3  1  -

Distance **1.75km**



14 DENISE COURT NARRE WARREN VIC 3805

Sold Price

^{RS} **\$735,000** Sold Date **26-Sep-23**

 3  1  4

Distance **1.67km**

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

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