

## 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 KILMARTIN PLACE NARRE WARREN SOUTH 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

\$699,000

&

\$768,900

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Jan 2023

to

31 Dec 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 PENROSE DRIVE NARRE WARREN SOUTH VIC 3805	\$725,000	01-Aug-23
4 AMHURST DRIVE NARRE WARREN SOUTH VIC 3805	\$720,000	01-Oct-23
23 SAGAN DRIVE CRANBOURNE NORTH VIC 3977	\$730,000	08-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: 10 January 2024

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**2 PENROSE DRIVE NARRE  
 WARREN SOUTH VIC 3805**

 3  2  2

Sold Price **\$725,000** Sold Date **01-Aug-23**

Distance **1.02km**



**4 AMHURST DRIVE NARRE  
 WARREN SOUTH VIC 3805**

 3  2  2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **01-Oct-23**

Distance **1.14km**



**23 SAGAN DRIVE CRANBOURNE  
 NORTH VIC 3977**

 3  2  2

Sold Price **\$730,000** Sold Date **08-Aug-23**

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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