

## 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 LUNN COURT 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2023

to

31 Mar 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

6 ABERDEEN COURT NARRE WARREN VIC 3805	\$680,000	27-Feb-24
4 FRANCIS COURT NARRE WARREN VIC 3805	\$720,000	06-Dec-23
2 ANDENE DRIVE NARRE WARREN VIC 3805	\$690,000	24-Oct-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 April 2024



**6 ABERDEEN COURT NARRE WARREN VIC 3805**

 3  1  2

Sold Price **\$680,000** Sold Date **27-Feb-24**

Distance **0.2km**



**4 FRANCIS COURT NARRE WARREN VIC 3805**

 3  1  2

Sold Price **\$720,000** Sold Date **06-Dec-23**

Distance **0.52km**



**2 ANDENE DRIVE NARRE WARREN VIC 3805**

 3  1  1

Sold Price **\$690,000** Sold Date **24-Oct-23**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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