

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 MESSINA PLACE NARRE WARREN SOUTH 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

\$995,000

&

\$1,094,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

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

5 NADEEN STREET NARRE WARREN SOUTH VIC 3805	\$1,100,000	25-Oct-23
10 TRAFALGAR COURT NARRE WARREN SOUTH VIC 3805	\$1,055,000	01-Nov-23
13 CREMONA PLACE NARRE WARREN SOUTH VIC 3805	\$1,010,000	17-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: 26 February 2024



**5 NADEEN STREET NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$1,100,000** Sold Date **25-Oct-23**

Distance **0.84km**



**10 TRAFALGAR COURT NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$1,055,000** Sold Date **01-Nov-23**

Distance **0.42km**



**13 CREMONA PLACE NARRE
WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$1,010,000** Sold Date **17-Oct-23**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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