## 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

10 Bunerong Court, Narre Warren South Vic 3805

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |     |           |      |        |                    |  |  |
|--|------------|-----|-------------|-----|-----------|------|--------|--------------------|--|--|
| Range betweer  | \$580,000  |     | &           |     | \$630,000 |      |        |                    |  |  |
| Median sale p  | rice       |     |             |     |           |      |        |                    |  |  |
| Median price   | \$820,000  | Pro | operty Type | Hou | se        |      | Suburb | Narre Warren South |  |  |
| Period - From  | 01/01/2023 | to  | 31/12/2023  |     | So        | urce | REIV   |                    |  |  |

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property           | Price     | Date of sale |
|-----|--|-----------|--------------|
| 1   | 6 Bunerong Ct NARRE WARREN SOUTH 3805  | \$642,500 | 24/01/2024   |
| 2   | 7 Rochelle Ct NARRE WARREN SOUTH 3805  | \$627,000 | 09/03/2024   |
| 3   | 32 Terrapin Dr NARRE WARREN SOUTH 3805 | \$625,000 | 21/03/2024   |

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 six months.

This Statement of Information was prepared on:

28/03/2024 10:53





Eric Shan



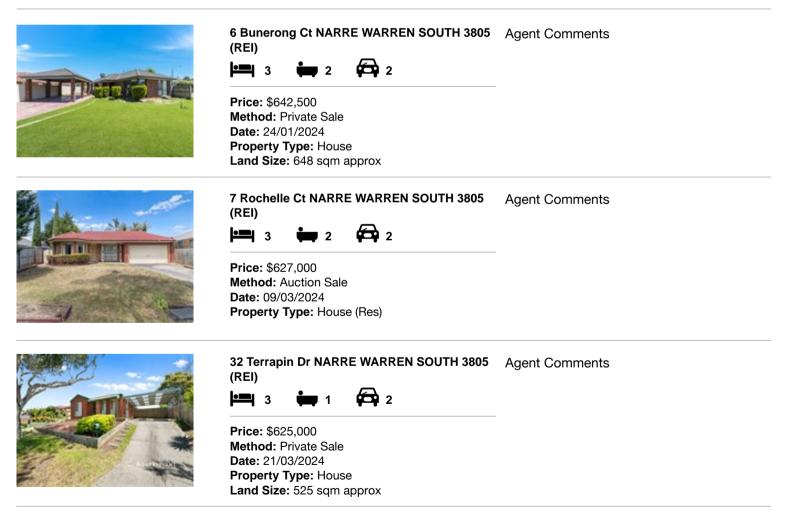


**Property Type:** House Agent Comments

8849 8088 0458 037 725 ericshan@jelliscraig.com.au

Indicative Selling Price \$580,000 - \$630,000 Median House Price Year ending December 2023: \$820,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 88498088





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