

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$820,000 Property Type House Suburb Narre Warren South

Period - From 01/01/2023 to 31/12/2023 Source 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.

	Address 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



**Property Type:** House

Agent Comments

## Comparable Properties



**6 Bunerong Ct NARRE WARREN SOUTH 3805** Agent Comments  
(REI)



**Price:** \$642,500

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House

**Land Size:** 648 sqm approx



**7 Rochelle Ct NARRE WARREN SOUTH 3805** Agent Comments  
(REI)



**Price:** \$627,000

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** House (Res)



**32 Terrapin Dr NARRE WARREN SOUTH 3805** Agent Comments  
(REI)



**Price:** \$625,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 525 sqm approx