

# 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 Maude 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)

range between \$740,000 & \$780,000

### Median sale price

Median price \$727,000 Property type *House* Suburb Narre Warren

Period - From 01/02/2023 to 31/01/2024 Source  PropTrack

### 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
60 Elstar Road, Narre Warren, VIC 3805	\$770,000	13/09/2023
140 Maramba Drive, Narre Warren, VIC 3805	\$770,000	10/11/2023
7 Don Juan Court, Narre Warren, VIC 3805	\$772,000	20/11/2023

**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: 27/02/2024