

## 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

104 HARRINGTON DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Sep 2022

to

31 Aug 2023

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

|  |           |           |
|--|-----------|-----------|
| 36 KINGSTON AVENUE NARRE WARREN SOUTH VIC 3805 | \$820,000 | 11-May-23 |
| 7 DOVER COURT NARRE WARREN SOUTH VIC 3805      | \$818,000 | 03-Jul-23 |
| 12 CROXLEY PLACE NARRE WARREN SOUTH VIC 3805   | \$770,000 | 07-Jul-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: 08 September 2023



**36 KINGSTON AVENUE NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$820,000** Sold Date **11-May-23**

Distance **0.4km**



**7 DOVER COURT NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$818,000** Sold Date **03-Jul-23**

Distance **0.73km**



**12 CROXLEY PLACE NARRE WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$770,000** Sold Date **07-Jul-23**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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