

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

11 ABELIA RISE NARRE WARREN 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 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

8 WINNIE COURT NARRE WARREN VIC 3805	\$772,500	12-Apr-24
1 ANDENE DRIVE NARRE WARREN VIC 3805	\$760,000	06-Feb-24
5 JENNIFER COURT NARRE WARREN VIC 3805	\$770,000	07-Feb-24

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: 27 May 2024



8 WINNIE COURT NARRE WARREN Sold Price
VIC 3805

^{RS} **\$772,500** Sold Date **12-Apr-24**

3 2 2

Distance **0.37km**



1 ANDENE DRIVE NARRE WARREN Sold Price
VIC 3805

\$760,000 Sold Date **06-Feb-24**

3 2 2

Distance **0.71km**



5 JENNIFER COURT NARRE
WARREN VIC 3805

Sold Price **\$770,000** Sold Date **07-Feb-24**

3 2 2

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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