

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 AVENDON COURT NARRE WARREN SOUTH 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Jun 2023

to

31 May 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

4 BEAUFORD AVENUE NARRE WARREN SOUTH VIC 3805	\$932,000	12-Feb-24
30 MERRIWEE GROVE NARRE WARREN SOUTH VIC 3805	\$883,000	20-May-24
27 JACK WILLIAM WAY BERWICK VIC 3806	\$950,000	16-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.~~

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**4 BEAUFORD AVENUE NARRE
 WARREN SOUTH VIC 3805**

 4  2  2

Sold Price **\$932,000** Sold Date **12-Feb-24**

Distance **0.15km**



**30 MERRIWEЕ GROVE NARRE
 WARREN SOUTH VIC 3805**

 5  2  5

Sold Price ^{RS} **\$883,000** ^{UN} Sold Date **20-May-24**

Distance **0.23km**



**27 JACK WILLIAM WAY BERWICK
 VIC 3806**

 4  2  2

Sold Price **\$950,000** Sold Date **16-Feb-24**

Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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