

## 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 CHATSWOOD 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

\$780,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Mar 2023

to

29 Feb 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 LONGFIELD WAY NARRE WARREN SOUTH VIC 3805	\$843,000	06-Jan-24
2 ROYAL COURT NARRE WARREN SOUTH VIC 3805	\$820,000	20-Dec-23
7 FALMOUTH ROAD NARRE WARREN SOUTH VIC 3805	\$800,000	04-Dec-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: 25 March 2024



**8 LONGFIELD WAY NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$843,000** Sold Date **06-Jan-24**

Distance **0.55km**



**2 ROYAL COURT NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price **\$820,000** Sold Date **20-Dec-23**

Distance **0.42km**



**7 FALMOUTH ROAD NARRE WARREN SOUTH VIC 3805**

4 2 2

Sold Price <sup>RS</sup> **\$800,000** Sold Date **04-Dec-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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