

## 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 COBBLESTONE AVENUE 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

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Aug 2022

to

31 Jul 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

7 STALLION COURT NARRE WARREN SOUTH VIC 3805	\$727,000	06-Jul-23
14 GOLDEN LEAF AVENUE NARRE WARREN SOUTH VIC 3805	\$700,888	28-Jul-23
22 HEDGEROW COURT NARRE WARREN SOUTH VIC 3805	-	21-Jun-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: 07 August 2023

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

 3  
  2  
  2

Sold Price

<sup>RS</sup> **\$727,000**

Sold Date

**06-Jul-23**

Distance

**1.55km**



**14 GOLDEN LEAF AVENUE NARRE  
WARREN SOUTH VIC 3805**

 4  
  2  
  2

Sold Price

<sup>RS</sup> **\$700,888**

Sold Date

**28-Jul-23**

Distance

**1.05km**



**22 HEDGEROW COURT NARRE  
WARREN SOUTH VIC 3805**

 4  
  2  
  2

Sold Price

<sup>RS UN</sup>

Sold Date

**21-Jun-23**

Distance

**0.15km**

RS = Recent sale      UN = Undisclosed Sale

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