

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 JUNCUS STREET 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

\$605,000

&

\$665,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2022

to

30 Sep 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

3 LASSITER COURT NARRE WARREN SOUTH VIC 3805	\$655,000	10-Jun-23
19 BEECH PLACE HALLAM VIC 3803	\$632,000	18-Jul-23
69 BELLA CRESCENT HALLAM VIC 3803	\$630,000	17-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: 10 October 2023

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**3 LASSITER COURT NARRE
 WARREN SOUTH VIC 3805**

 3  1  2

Sold Price **\$655,000** Sold Date **10-Jun-23**

Distance **0.63km**



**19 BEECH PLACE HALLAM VIC
 3803**

 3  1  2

Sold Price **\$632,000** Sold Date **18-Jul-23**

Distance **0.96km**



**69 BELLA CRESCENT HALLAM VIC
 3803**

 3  1  1

Sold Price **\$630,000** Sold Date **17-Jul-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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