

## 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 SHINNERS AVENUE NARRE WARREN 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

\$790,000

&

\$869,000

### 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

|  |           |           |
|--|-----------|-----------|
| 6 BOSTON COURT NARRE WARREN VIC 3805     | \$850,000 | 23-Feb-24 |
| 13 DELTA COURT NARRE WARREN VIC 3805     | \$840,000 | 16-Mar-24 |
| 3 SWEET GUM AVENUE NARRE WARREN VIC 3805 | \$861,000 | 10-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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**6 BOSTON COURT NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **\$850,000** Sold Date **23-Feb-24**Distance **0.66km****13 DELTA COURT NARRE WARREN  
VIC 3805**

4 2 2

Sold Price **\$840,000** Sold Date **16-Mar-24**Distance **0.86km****3 SWEET GUM AVENUE NARRE  
WARREN VIC 3805**

4 2 2

Sold Price **\$861,000** Sold Date **10-Feb-24**Distance **1.87km**

RS = Recent sale      UN = Undisclosed Sale

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