

## 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

13 CHESIL COURT NARRE WARREN SOUTH VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,056,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2024

to

30 Apr 2025

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 AURARIA CLOSE NARRE WARREN SOUTH VIC 3805	\$997,500	28-Mar-25
47 GALLOWAY DRIVE NARRE WARREN SOUTH VIC 3805	\$1,050,000	10-Feb-25
8 PENDLE CLOSE NARRE WARREN SOUTH VIC 3805	\$988,000	29-Nov-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.

This Statement of Information was prepared on: 26 May 2025



## OBrien Real Estate

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### 4 AURARIA CLOSE NARRE WARREN SOUTH VIC 3805

4 2 2

Sold Price <sup>RS</sup> **\$997,500** <sup>UN</sup> Sold Date **28-Mar-25**

Distance **0.64km**



### 47 GALLOWAY DRIVE NARRE WARREN SOUTH VIC 3805

4 2 -

Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **10-Feb-25**

Distance **0.57km**



### 8 PENDLE CLOSE NARRE WARREN SOUTH VIC 3805

4 3 2

Sold Price **\$988,000** Sold Date **29-Nov-24**

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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