

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 COONARA COURT 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

\$650,000

&

\$715,000

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

11 IRELAND AVENUE NARRE WARREN VIC 3805	\$681,000	10-Sep-23
40 NORFOLK DRIVE NARRE WARREN VIC 3805	\$680,000	01-Jun-23
11 ST JOHNS COURT NARRE WARREN VIC 3805	\$682,500	17-May-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: 18 October 2023

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**11 IRELAND AVENUE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

^{RS} **\$681,000**

Sold Date **10-Sep-23**

Distance **0.22km**



**40 NORFOLK DRIVE NARRE
WARREN VIC 3805**

 3  2  1

Sold Price

\$680,000

Sold Date **01-Jun-23**

Distance **0.26km**



**11 ST JOHNS COURT NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

\$682,500

Sold Date **17-May-23**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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