

## 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

2 BOSCO CLOSE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2023

to

31 Dec 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

5 LUNN COURT NARRE WARREN VIC 3805	\$815,000	30-Nov-23
7 DON JUAN COURT NARRE WARREN VIC 3805	\$772,000	20-Nov-23
1 LANDOR COURT NARRE WARREN VIC 3805	\$790,000	31-Oct-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.~~

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**5 LUNN COURT NARRE WARREN  
 VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$815,000** Sold Date **30-Nov-23**

Distance **0.26km**



**7 DON JUAN COURT NARRE  
 WARREN VIC 3805**

 3  2  2

Sold Price

**\$772,000** Sold Date **20-Nov-23**

Distance **0.27km**



**1 LANDOR COURT NARRE  
 WARREN VIC 3805**

 3  2  4

Sold Price

**\$790,000** Sold Date **31-Oct-23**

Distance **0.53km**

RS = Recent sale      UN = Undisclosed Sale

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