

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 FELICITY 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2022

to

31 Aug 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

7 GREENRIDGE AVENUE NARRE WARREN VIC 3805	\$650,000	14-Jun-23
22 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$646,000	22-Jun-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: 01 September 2023

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**7 GREENRIDGE AVENUE NARRE
 WARREN VIC 3805**

 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

14-Jun-23

Distance

0.56km



**22 CLOVERSET AVENUE NARRE
 WARREN VIC 3805**

 3  1  1

Sold Price

\$646,000

Sold Date

22-Jun-23

Distance

0.82km

RS = Recent sale **UN** = Undisclosed Sale

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