

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

20 CLOVERSET AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

83 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$739,800	13-Jun-26
18 FRANLEIGH DRIVE NARRE WARREN VIC 3805	\$770,000	06-May-26
95 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$750,000	11-Apr-26

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: 20 June 2026

Nicola Parreira
P 03 8794 6100
M 0407 921 332
E nparreira@barryplant.com.au



**83 FOUNTAIN DRIVE NARRE
WARREN VIC 3805**

 3  1  2

Sold Price

^{RS}

\$739,800

Sold Date

13-Jun-26

Distance

0.49km



**18 FRANLEIGH DRIVE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price

^{RS}

\$770,000

Sold Date

06-May-26

Distance

0.52km



**95 FOUNTAIN DRIVE NARRE
WARREN VIC 3805**

 3  1  1

Sold Price

\$750,000

Sold Date

11-Apr-26

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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