

## 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

21 ARMITAGE DRIVE NARRE WARREN SOUTH 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

\$759,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2023

to

31 Mar 2024

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

6 AMBIANCE CRESCENT NARRE WARREN SOUTH VIC 3805	\$790,000	06-Feb-24
3 EVERGOLD CLOSE NARRE WARREN SOUTH VIC 3805	\$785,000	16-Nov-23
67 THE BOULEVARD NARRE WARREN SOUTH VIC 3805	\$798,000	05-Nov-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: 03 April 2024



**6 AMBIANCE CRESCENT NARRE  
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$790,000** Sold Date **06-Feb-24**

Distance **0.5km**



**3 EVERGOLD CLOSE NARRE  
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$785,000** Sold Date **16-Nov-23**

Distance **1.04km**



**67 THE BOULEVARD NARRE  
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$798,000** Sold Date **05-Nov-23**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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