

## 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 FACEY COURT 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

\$760,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

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

1 TARCOOLA DRIVE NARRE WARREN VIC 3805	\$790,000	26-Jul-23
28 MADISON AVENUE NARRE WARREN VIC 3805	\$830,000	10-Jul-23
5 ELSA PLACE NARRE WARREN VIC 3805	\$790,000	07-Jul-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: 22 September 2023



**1 TARCOOLA DRIVE NARRE  
WARREN VIC 3805**

 4  2  4

Sold Price <sup>RS</sup> **\$790,000** Sold Date **26-Jul-23**

Distance **0.75km**



**28 MADISON AVENUE NARRE  
WARREN VIC 3805**

 4  2  2

Sold Price **\$830,000** Sold Date **10-Jul-23**

Distance **1.2km**



**5 ELSA PLACE NARRE WARREN  
VIC 3805**

 4  2  4

Sold Price <sup>RS</sup> **\$790,000** Sold Date **07-Jul-23**

Distance **0.57km**

RS = Recent sale      UN = Undisclosed Sale

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