

## 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

25 SNEDDON 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Feb 2023

to

31 Jan 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

8 SNEDDON DRIVE NARRE WARREN SOUTH VIC 3805	\$700,000	24-Sep-23
69 SEEBECK DRIVE NARRE WARREN SOUTH VIC 3805	\$707,000	15-Sep-23
14 RICHIE COURT NARRE WARREN SOUTH VIC 3805	\$660,000	06-Feb-24

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: 21 February 2024



**8 SNEDDON DRIVE NARRE  
WARREN SOUTH VIC 3805**

3 2 -

Sold Price **\$700,000** Sold Date **24-Sep-23**

Distance **0.14km**



**69 SEEBECK DRIVE NARRE  
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$707,000** Sold Date **15-Sep-23**

Distance **0.46km**



**14 RICHIE COURT NARRE WARREN  
SOUTH VIC 3805**

3 2 1

Sold Price <sup>RS</sup> **\$660,000** Sold Date **06-Feb-24**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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