

## 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

276 ORMOND ROAD 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Narre Warren South

Period-from

01 May 2023

to

30 Apr 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

5 BYRON COURT NARRE WARREN SOUTH VIC 3805	\$775,200	28-Feb-24
8 BUSTER COURT NARRE WARREN SOUTH VIC 3805	\$805,000	28-Mar-24
9 JENNINGS COURT NARRE WARREN SOUTH VIC 3805	\$790,000	01-Apr-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: 15 May 2024



**5 BYRON COURT NARRE WARREN  
SOUTH VIC 3805**

4 2 2

Sold Price

**\$775,200**

Sold Date **28-Feb-24**

Distance **0.24km**



**8 BUSTER COURT NARRE WARREN  
SOUTH VIC 3805**

4 2 2

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date **28-Mar-24**

Distance **0.47km**



**9 JENNINGS COURT NARRE  
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **01-Apr-24**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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