

## 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

286 GOLF LINKS ROAD 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jun 2023

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 15 WATTLEBIRD COURT NARRE WARREN VIC 3805 | \$731,500 | 19-Dec-23 |
| 7 SAPPER LANE BERWICK VIC 3806            | \$755,000 | 14-Feb-24 |
| 25 MERIDIAN CIRCUIT BERWICK VIC 3806      | \$715,000 | 12-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: 06 May 2024



**15 WATTLEBIRD COURT NARRE WARREN VIC 3805**

3 2 2

Sold Price **\$731,500** Sold Date **19-Dec-23**

Distance **1.83km**



**7 SAPPER LANE BERWICK VIC 3806**

3 2 2

Sold Price **\$755,000** Sold Date **14-Feb-24**

Distance **1.93km**



**25 MERIDIAN CIRCUIT BERWICK VIC 3806**

3 2 1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **12-Apr-24**

Distance **3.6km**



**57 MERIDIAN CIRCUIT BERWICK VIC 3806**

3 2 2

Sold Price **\$720,000** Sold Date **25-Feb-24**

Distance **3.8km**

RS = Recent sale      UN = Undisclosed Sale

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