

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

3 BALWYN COURT NARRE WARREN VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

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

4 CANTERBURY CLOSE NARRE WARREN VIC 3805	\$808,000	01-Mar-24
8 FUCHSIA COURT NARRE WARREN VIC 3805	\$815,000	02-Apr-24
42 CAULFIELD COURT NARRE WARREN VIC 3805	\$820,000	17-Jan-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.~~

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4 CANTERBURY CLOSE NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$808,000** Sold Date **01-Mar-24**

Distance **0.27km**



8 FUCHSIA COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price ^{RS} **\$815,000** Sold Date **02-Apr-24**

Distance **0.29km**



42 CAULFIELD COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price **\$820,000** Sold Date **17-Jan-24**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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