

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 WILLOW 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

\$650,000

&

\$715,000

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

6 ABERDEEN COURT NARRE WARREN VIC 3805	\$680,000	27-Feb-24
1 TINGLE CLOSE NARRE WARREN VIC 3805	\$720,000	19-Jan-24
519 PRINCES HIGHWAY NARRE WARREN VIC 3805	\$860,000	14-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: 11 April 2024



6 ABERDEEN COURT NARRE WARREN VIC 3805

3 1 2

Sold Price **\$680,000** Sold Date **27-Feb-24**

Distance **2.03km**



1 TINGLE CLOSE NARRE WARREN VIC 3805

3 1 2

Sold Price **\$720,000** Sold Date **19-Jan-24**

Distance **0.75km**



519 PRINCES HIGHWAY NARRE WARREN VIC 3805

3 1 2

Sold Price ^{RS} **\$860,000** Sold Date **14-Feb-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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