

## 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

31 DARLING WAY 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

\$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 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

6 ABERDEEN COURT NARRE WARREN VIC 3805	\$680,000	27-Feb-24
49 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$710,000	30-Apr-24
1 TINGLE CLOSE NARRE WARREN VIC 3805	\$720,000	19-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.~~

This Statement of Information was prepared on: 01 May 2024

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**6 ABERDEEN COURT NARRE WARREN VIC 3805**

3 1 2

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

Distance **2.82km**

**49 FLEETWOOD DRIVE NARRE WARREN VIC 3805**

3 1 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **30-Apr-24**

Distance **0.85km**

**1 TINGLE CLOSE NARRE WARREN VIC 3805**

3 1 2

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

Distance **0.79km**

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

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