

## 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

34 LANDOR COURT 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

\$670,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

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

4 FRANCIS COURT NARRE WARREN VIC 3805	\$720,000	06-Dec-23
19 GARRYOWEN CRESCENT NARRE WARREN VIC 3805	\$700,000	30-Apr-24
6 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$695,000	18-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 FRANCIS COURT NARRE  
WARREN VIC 3805**

3 1 2

Sold Price **\$720,000** Sold Date **06-Dec-23**

Distance **1.23km**

**19 GARRYOWEN CRESCENT  
NARRE WARREN VIC 3805**

3 1 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **30-Apr-24**

Distance **1.1km**

**6 CLOVERSET AVENUE NARRE  
WARREN VIC 3805**

3 1 3

Sold Price **\$695,000** Sold Date **18-Jan-24**

Distance **1.76km**

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

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