

## 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

38 KURRAJONG 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2022

to

30 Sep 2023

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

1 KIALOA COURT NARRE WARREN VIC 3805	\$750,000	28-Sep-23
22 JACKSONS ROAD NARRE WARREN VIC 3805	\$758,000	24-Sep-23
60 ELSTAR ROAD NARRE WARREN VIC 3805	\$770,000	03-Oct-23

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 October 2023



**1 KIALOA COURT NARRE WARREN  
VIC 3805**

 3  2  4

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**28-Sep-23**

Distance

**0.75km**



**22 JACKSONS ROAD NARRE  
WARREN VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$758,000**

Sold Date

**24-Sep-23**

Distance

**1.43km**



**60 ELSTAR ROAD NARRE  
WARREN VIC 3805**

 3  2  2

Sold Price

<sup>RS</sup> **\$770,000** <sup>UN</sup>

Sold Date

**03-Oct-23**

Distance

**2.13km**

RS = Recent sale

UN = Undisclosed Sale

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