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 (*Delete single price or range as applicable)

Single Price	•		or range between		\$700,000	&	\$770,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$718,500	Prop	erty 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	

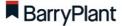
OR

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



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	1 KIALOA COURT NARRE WARREN VIC 3805 \blacksquare 3 $$ 2 \bigcirc 4	Sold Price	^{RS} \$750,000	Sold Date Distance	28-Sep-23 0.75km	
GR8 EST8	22 JACKSONS ROAD NARRE WARREN VIC 3805 ☐ 3 È 2 ⇔ 2	Sold Price	^{RS} \$758,000	Sold Date Distance	24-Sep-23 1.43km	
	60 ELSTAR ROAD NARRE WARREN VIC 3805 $\implies 3 \implies 2 \implies 2$	Sold Price	^{**} \$770,000 ^{UN}	Sold Date Distance	03-Oct-23 2.13km	

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RS = Recent sale UN = Undisclosed Sale

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