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 | |

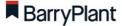
OR

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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