

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

4 FRANCIS COURT 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 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

2 ANDENE DRIVE NARRE WARREN VIC 3805	\$690,000	27-Oct-23
9 SONG STREET NARRE WARREN VIC 3805	\$685,000	16-Aug-23
4 KEYS COURT NARRE WARREN VIC 3805	\$680,000	11-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: 01 November 2023

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2 ANDENE DRIVE NARRE WARREN VIC 3805 Sold Price

^{RS} **\$690,000** Sold Date **27-Oct-23**

3 1 1

Distance **0.99km**



9 SONG STREET NARRE WARREN VIC 3805 Sold Price

\$685,000 Sold Date **16-Aug-23**

3 1 2

Distance **1.02km**



4 KEYS COURT NARRE WARREN VIC 3805 Sold Price

^{RS} **\$680,000** ^{UN} Sold Date **11-Oct-23**

3 1 2

Distance **2.41km**

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

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