

## 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 KENDALL DRIVE 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2023

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 10 LUCY COURT NARRE WARREN VIC 3805     | \$925,000 | 06-Dec-23 |
| 11 VANCE COURT NARRE WARREN VIC 3805    | \$910,000 | 23-Oct-23 |
| 12 TARCOOLA DRIVE NARRE WARREN VIC 3805 | \$880,000 | 07-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.~~

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**10 LUCY COURT NARRE WARREN  
VIC 3805**

Sold Price

<sup>RS</sup>

**\$925,000**

Sold Date

**06-Dec-23**

 4  2  4

Distance

**0.42km**



**11 VANCE COURT NARRE WARREN  
VIC 3805**

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**23-Oct-23**

 4  2  2

Distance

**0.4km**



**12 TARCOOLA DRIVE NARRE  
WARREN VIC 3805**

Sold Price

**\$880,000**

Sold Date

**07-Oct-23**

 4  2  2

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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