

## 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

43 UPTON CRESCENT 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

\$670,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 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

3 BIRCH COURT NARRE WARREN VIC 3805	\$687,500	01-Mar-24
16 WOODLANDS CRESCENT NARRE WARREN VIC 3805	\$690,000	12-Mar-24
108 SWEENEY DRIVE NARRE WARREN VIC 3805	\$702,500	11-Mar-24

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: 30 May 2024



**3 BIRCH COURT NARRE WARREN  
VIC 3805**

3 1 3

Sold Price

**\$687,500**

Sold Date

**01-Mar-24**

Distance

**0.55km**



**16 WOODLANDS CRESCENT  
NARRE WARREN VIC 3805**

3 1 1

Sold Price

**\$690,000**

Sold Date

**12-Mar-24**

Distance

**0.59km**



**108 SWEENEY DRIVE NARRE  
WARREN VIC 3805**

3 1 2

Sold Price

**\$702,500**

Sold Date

**11-Mar-24**

Distance

**0.09km**

RS = Recent sale

UN = Undisclosed Sale

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