

## 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

45 PLAYER 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

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

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

5 RADIATA RISE NARRE WARREN VIC 3805	\$942,500	30-Apr-24
23 BUNBURY AVENUE NARRE WARREN VIC 3805	\$890,000	27-Apr-24
4 KENDALL DRIVE NARRE WARREN VIC 3805	\$950,000	19-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: 01 May 2024



## OBrien Real Estate

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### 5 RADIATA RISE NARRE WARREN VIC 3805

4 2 2

Sold Price

<sup>RS</sup>

**\$942,500**

Sold Date

**30-Apr-24**

Distance

**3.31km**



### 23 BUNBURY AVENUE NARRE WARREN VIC 3805

4 2 2

Sold Price

<sup>RS</sup>

**\$890,000**

Sold Date

**27-Apr-24**

Distance

**4.2km**



### 4 KENDALL DRIVE NARRE WARREN VIC 3805

4 2 2

Sold Price

<sup>RS</sup>

**\$950,000**

Sold Date

**19-Mar-24**

Distance

**4.59km**

RS = Recent sale

UN = Undisclosed Sale

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