

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

5 DALBURY PLACE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property 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

2 ANTONIETTA PLACE NARRE WARREN VIC 3805	\$750,000	18-Jul-23
1 KIALOA COURT NARRE WARREN VIC 3805	\$750,000	08-Sep-23
22 JACKSONS ROAD NARRE WARREN VIC 3805	\$758,000	24-Sep-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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2 ANTONIETTA PLACE NARRE WARREN VIC 3805

 3  2  2

Sold Price **\$750,000** Sold Date **18-Jul-23**

Distance **0.45km**



1 KIALOA COURT NARRE WARREN VIC 3805

 3  2  4

Sold Price Sold Date **08-Sep-23**

Distance **0.87km**



22 JACKSONS ROAD NARRE WARREN VIC 3805

 3  2  2

Sold Price ^{RS} **\$758,000** Sold Date **24-Sep-23**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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