

## 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

50 FOUNTAIN 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

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2023

to

31 Mar 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

6 ABERDEEN COURT NARRE WARREN VIC 3805	\$680,000	27-Feb-24
6 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$695,000	18-Jan-24
12 PEMBERTON DRIVE NARRE WARREN VIC 3805	\$670,000	15-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: 08 April 2024



## OBrien Real Estate

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### 6 ABERDEEN COURT NARRE WARREN VIC 3805

3 1 2

Sold Price **\$680,000** Sold Date **27-Feb-24**

Distance **1km**



### 6 CLOVERSET AVENUE NARRE WARREN VIC 3805

3 1 3

Sold Price **\$695,000** Sold Date **18-Jan-24**

Distance **0.38km**



### 12 PEMBERTON DRIVE NARRE WARREN VIC 3805

3 1 4

Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **15-Mar-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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