

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

6 BOOMERANG COURT NARRE WARREN SOUTH 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

\$630,000

&

\$683,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Dec 2022

to

30 Nov 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

34 FILMER CRESCENT NARRE WARREN SOUTH VIC 3805	\$670,000	21-Jun-23
19 PALM WAY NARRE WARREN SOUTH VIC 3805	\$675,000	19-Oct-23
8 CRABILL WALK NARRE WARREN SOUTH VIC 3805	\$680,000	26-Aug-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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34 FILMER CRESCENT NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price **\$670,000** Sold Date **21-Jun-23**

Distance **1.37km**

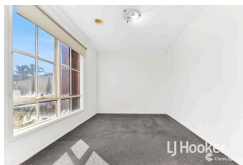


19 PALM WAY NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price ^{RS} **\$675,000** Sold Date **19-Oct-23**

Distance **1.97km**



8 CRABILL WALK NARRE WARREN SOUTH VIC 3805

 3  2  2

Sold Price **\$680,000** Sold Date **26-Aug-23**

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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