

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 CLOVERSET AVENUE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jan 2023

to

31 Dec 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

4 FRANCIS COURT NARRE WARREN VIC 3805	\$720,000	15-Dec-23
9 SONG STREET NARRE WARREN VIC 3805	\$685,000	16-Aug-23
73 PROSPECT HILL ROAD NARRE WARREN VIC 3805	\$683,000	29-Nov-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.~~

This Statement of Information was prepared on: 10 January 2024

AREASPECIALIST

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4 FRANCIS COURT NARRE WARREN VIC 3805

3 1 2

Sold Price

^{RS} \$720,000

Sold Date

15-Dec-23

Distance

0.6km



9 SONG STREET NARRE WARREN VIC 3805

3 1 2

Sold Price

\$685,000

Sold Date

16-Aug-23

Distance

1.17km



73 PROSPECT HILL ROAD NARRE WARREN VIC 3805

3 1 2

Sold Price

^{RS} \$683,000

Sold Date

29-Nov-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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