

## 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 COTTONWOOD COURT 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2023

to

29 Feb 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

1 WALSH RETREAT BERWICK VIC 3806	\$880,000	28-Feb-24
4 TERRI-ESTER DRIVE BERWICK VIC 3806	\$855,000	21-Feb-24
42 CAULFIELD COURT NARRE WARREN VIC 3805	\$820,000	01-Feb-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.~~

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**1 WALSH RETREAT BERWICK VIC 3806**

 3  2  2

Sold Price

<sup>RS</sup> **\$880,000**

Sold Date **28-Feb-24**

Distance **0.93km**



**4 TERRI-ESTER DRIVE BERWICK VIC 3806**

 4  2  2

Sold Price

<sup>RS</sup> **\$855,000**

Sold Date **21-Feb-24**

Distance **0.99km**



**42 CAULFIELD COURT NARRE WARREN VIC 3805**

 4  2  2

Sold Price

<sup>RS</sup> **\$820,000**

Sold Date **01-Feb-24**

Distance **0.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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