

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 PENDULA COURT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Aug 2022

to

31 Jul 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

8 COTTONWOOD COURT NARRE WARREN VIC 3805	\$745,000	07-Jul-23
15 WAUCHOPE AVENUE NARRE WARREN VIC 3805	\$735,000	05-Jul-23
4 KEW COURT NARRE WARREN VIC 3805	\$772,000	17-May-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: 22 August 2023



8 COTTONWOOD COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$745,000**

Sold Date

07-Jul-23

Distance

0.33km



15 WAUCHOPE AVENUE NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **\$735,000**

Sold Date

05-Jul-23

Distance

1.19km



4 KEW COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$772,000

Sold Date

17-May-23

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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