

## 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

7/36 ARMADALE 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

\$480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 May 2023

to

30 Apr 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

2/36 ARMADALE DRIVE NARRE WARREN VIC 3805	\$510,000	03-May-24
17 WARREN CLOSE NARRE WARREN VIC 3805	\$505,000	30-Jan-24
2/81 FLEETWOOD DRIVE NARRE WARREN VIC 3805	\$510,000	01-May-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: 15 May 2024

**2/36 ARMADALE DRIVE NARRE  
WARREN VIC 3805**

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Sold Price <sup>RS</sup> **\$510,000** <sup>UN</sup> Sold Date **03-May-24**Distance **0.02km****17 WARREN CLOSE NARRE  
WARREN VIC 3805**

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Sold Price **\$505,000** Sold Date **30-Jan-24**Distance **0.58km****2/81 FLEETWOOD DRIVE NARRE  
WARREN VIC 3805**

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Sold Price <sup>RS</sup> **\$510,000** Sold Date **01-May-24**Distance **0.85km****RS** = Recent sale      **UN** = Undisclosed Sale

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