

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 SHAY CLOSE 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2023

to

31 Mar 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

8 HARRINGTON DRIVE NARRE WARREN SOUTH VIC 3805	\$860,000	26-Mar-24
49 VON NIDA DRIVE CRANBOURNE NORTH VIC 3977	\$840,000	22-Mar-24
54 GOLDEN GROVE DRIVE NARRE WARREN SOUTH VIC 3805	\$865,000	09-Dec-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: 24 April 2024



**8 HARRINGTON DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$860,000**

Sold Date **26-Mar-24**

Distance **0.14km**



**49 VON NIDA DRIVE
CRANBOURNE NORTH VIC 3977**

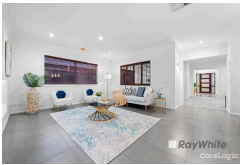
4 2 2

Sold Price

^{RS} **\$840,000**

Sold Date **22-Mar-24**

Distance **0.68km**



**54 GOLDEN GROVE DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$865,000

Sold Date **09-Dec-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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