

## 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

77 DARLING WAY 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

\$680,000

&

\$725,000

### 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

8 BLUE GUM COURT NARRE WARREN VIC 3805	\$701,800	24-Dec-23
15 MANNA GUM COURT NARRE WARREN VIC 3805	\$680,000	07-Nov-23
64 DARLING WAY NARRE WARREN VIC 3805	\$645,000	07-Mar-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: 27 March 2024



**8 BLUE GUM COURT NARRE  
WARREN VIC 3805**

 3  
  1  
  5

Sold Price      **\$701,800**    Sold Date    **24-Dec-23**

Distance      **0.48km**



**15 MANNA GUM COURT NARRE  
WARREN VIC 3805**

 3  
  1  
  -

Sold Price      **\$680,000**    Sold Date    **07-Nov-23**

Distance      **0.74km**



**64 DARLING WAY NARRE  
WARREN VIC 3805**

 3  
  1  
  -

Sold Price      <sup>RS</sup> **\$645,000**    Sold Date    **07-Mar-24**

Distance      **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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