

## 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

8 CISTICOLA STREET 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,000

Property type

House

Suburb

Narre Warren

Period-from

01 Feb 2023

to

31 Jan 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

10 BROADACRES COURT NARRE WARREN VIC 3805	\$670,000	30-Oct-23
69 BILLY BUTTONS DRIVE NARRE WARREN VIC 3805	\$662,500	10-Dec-23
18 KNOTWOOD STREET NARRE WARREN VIC 3805	\$637,000	28-Nov-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.~~

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Angelia Williams  
P 03 8764 6100  
M 0423 567 703  
E angeliaw@barryplant.com.au



**10 BROADACRES COURT NARRE  
WARREN VIC 3805**

 3  2  -

Sold Price **\$670,000** Sold Date **30-Oct-23**

Distance **1.08km**



**69 BILLY BUTTONS DRIVE NARRE  
WARREN VIC 3805**

 3  2  2

Sold Price **\$662,500** Sold Date **10-Dec-23**

Distance **0.3km**



**18 KNOTWOOD STREET NARRE  
WARREN VIC 3805**

 3  2  1

Sold Price **\$637,000** Sold Date **28-Nov-23**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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