

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 DEAN 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

\$738,000

&

\$810,000

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

| | | |
|---------------------------------------------------|-----------|-----------|
| 21 AMBERLY PARK DRIVE NARRE WARREN SOUTH VIC 3805 | \$780,000 | 06-Nov-23 |
| 8 BUSTER COURT NARRE WARREN SOUTH VIC 3805 | \$805,000 | 28-Mar-24 |
| 9 LOWDEN COURT NARRE WARREN SOUTH VIC 3805 | \$746,000 | 19-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: 22 April 2024



**21 AMBERLY PARK DRIVE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$780,000

Sold Date **06-Nov-23**

Distance

0.13km



**8 BUSTER COURT NARRE WARREN
SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$805,000**

Sold Date **28-Mar-24**

Distance

0.43km



**9 LOWDEN COURT NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

^{RS} **\$746,000**

Sold Date **19-Mar-24**

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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