

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 DELPHIN COURT NARRE WARREN 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

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

| | | |
|---|-----------|-----------|
| 27 COTTSWOLD AVENUE NARRE WARREN VIC 3805 | \$742,000 | 02-Apr-24 |
| 52 ARMADALE DRIVE NARRE WARREN VIC 3805 | \$750,000 | 28-Jan-24 |
| 42 DARLING WAY NARRE WARREN VIC 3805 | \$770,000 | 04-Apr-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: 31 May 2024

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**27 COTTSWOLD AVENUE NARRE
WARREN VIC 3805**

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Sold Price

\$742,000Sold Date **02-Apr-24**

Distance

0.42km**52 ARMADALE DRIVE NARRE
WARREN VIC 3805**

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Sold Price

\$750,000Sold Date **28-Jan-24**

Distance

0.47km**42 DARLING WAY NARRE
WARREN VIC 3805**

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Sold Price

^{RS}\$770,000Sold Date **04-Apr-24**

Distance

1.06km**RS** = Recent sale**UN** = Undisclosed Sale

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