

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 DUNOON ROAD 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Commercial

Suburb

Narre Warren South

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

67 THE BOULEVARD NARRE WARREN SOUTH VIC 3805	\$798,000	05-Nov-23
3 EVERGOLD CLOSE NARRE WARREN SOUTH VIC 3805	\$785,000	16-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.

This Statement of Information was prepared on: 23 February 2024

**67 THE BOULEVARD NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$798,000** Sold Date **05-Nov-23**Distance **2.91km****3 EVERGOLD CLOSE NARRE
WARREN SOUTH VIC 3805**

3 2 2

Sold Price **\$785,000** Sold Date **16-Nov-23**Distance **3.19km**

RS = Recent sale

UN = Undisclosed Sale

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