

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 PINEVIEW COURT 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

\$895,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

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

4 THE CRESCENT NARRE WARREN SOUTH VIC 3805	\$960,000	11-Oct-23
14 THE SPRINGS CLOSE NARRE WARREN SOUTH VIC 3805	\$995,000	29-Dec-23
8 SOMERSET COURT NARRE WARREN SOUTH VIC 3805	\$955,000	06-Oct-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: 20 February 2024



4 THE CRESCENT NARRE WARREN SOUTH VIC 3805 Sold Price **\$960,000** Sold Date **11-Oct-23**

 4  2  2

Distance **0.94km**



14 THE SPRINGS CLOSE NARRE WARREN SOUTH VIC 3805 Sold Price ^{RS} **\$995,000** Sold Date **29-Dec-23**

 4  2  2

Distance **1.01km**



8 SOMERSET COURT NARRE WARREN SOUTH VIC 3805 Sold Price **\$955,000** Sold Date **06-Oct-23**

 4  2  2

Distance **1.73km**

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

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