

## 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

9 CLOVERSET AVENUE 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

\$635,000

&

\$685,000

### 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

6 CLOVERSET AVENUE NARRE WARREN VIC 3805	\$695,000	06-Feb-24
29 BLACKWOOD DRIVE NARRE WARREN VIC 3805	\$670,000	10-Nov-23
10 FRANLEIGH DRIVE NARRE WARREN VIC 3805	\$646,000	27-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: 09 February 2024

**6 CLOVERSET AVENUE NARRE  
WARREN VIC 3805**3  1  3 Sold Price <sup>RS</sup> **\$695,000** Sold Date **06-Feb-24**Distance **0.06km****29 BLACKWOOD DRIVE NARRE  
WARREN VIC 3805**3  1  2 Sold Price <sup>RS</sup> **\$670,000** <sup>UN</sup> Sold Date **10-Nov-23**Distance **0.54km****10 FRANLEIGH DRIVE NARRE  
WARREN VIC 3805**3  1  2 Sold Price **\$646,000** Sold Date **27-Nov-23**Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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