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 SONG STREET 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 \$650,000 & \$715,000	Single Price		or range between	\$650,000	&	\$715,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$720,000	Prop	erty type	House		Suburb	Narre Warren
Period-from	01 Jul 2022	to	30 Jun 2	2023	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.

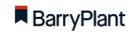
Address of comparable property	Price	Date of sale
30 MAHON CRESCENT NARRE WARREN VIC 3805	\$710,000	13-Jul-23
81 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$710,000	07-Jun-23
41 UPTON CRESCENT NARRE WARREN VIC 3805	\$667,000	28-Jun-23

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: 25 July 2023





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30 MAHON CRESCENT NARRE WARREN VIC 3805

\$710,000 Sold Date Sold Price

13-Jul-23

= 3

⇔ 2

Distance

2.46km



81 FOUNTAIN DRIVE NARRE **WARREN VIC 3805**

\$ 2

₾ 1

₾ 1

Sold Price

Sold Date 07-Jun-23

Distance 0.92km



41 UPTON CRESCENT NARRE WARREN VIC 3805

■ 3 ₾ 1 ⇔ 2 Sold Price

RS \$667,000 Sold Date 28-Jun-23

Distance 2.23km

RS = Recent sale

UN = Undisclosed Sale

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