

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 VANCE 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

\$895,000

&

\$984,500

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

6 DRUMMER LANE NARRE WARREN VIC 3805	\$945,000	03-May-24
4 KENDALL DRIVE NARRE WARREN VIC 3805	\$950,000	05-Mar-24
1 KENSINGTON PLACE NARRE WARREN VIC 3805	\$970,000	24-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: 30 May 2024



OBrien Real Estate

Steve Harrison

M 0407800915

E steve.harrison@obrienrealestate.com.au



**6 DRUMMER LANE NARRE
WARREN VIC 3805**

5 3 2

Sold Price ^{RS} **\$945,000** Sold Date **03-May-24**

Distance **0.35km**



**4 KENDALL DRIVE NARRE
WARREN VIC 3805**

4 2 2

Sold Price **\$950,000** Sold Date **05-Mar-24**

Distance **0.43km**



**1 KENSINGTON PLACE NARRE
WARREN VIC 3805**

4 2 2

Sold Price ^{RS} **\$970,000** ^{UN} Sold Date **24-Apr-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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