

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

1 CLOVERLEA GROVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Narre Warren South

Period-from

01 Apr 2022

to

31 Mar 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

9 HILLRISE CLOSE NARRE WARREN SOUTH VIC 3805	\$1,060,000	28-Feb-23
2 FLORAL GARDENS NARRE WARREN SOUTH VIC 3805	\$887,654	10-Jan-23
165 GREAVES ROAD NARRE WARREN SOUTH VIC 3805	\$1,890,000	14-Apr-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 April 2023


**9 HILLRISE CLOSE NARRE
WARREN SOUTH VIC 3805**

 4
  2
  2

Sold Price ^{RS} **\$1,060,000** Sold Date **28-Feb-23**

Distance **0.37km**


**2 FLORAL GARDENS NARRE
WARREN SOUTH VIC 3805**

 5
  2
  2

Sold Price **\$887,654** Sold Date **10-Jan-23**

Distance **0.39km**


**165 GREAVES ROAD NARRE
WARREN SOUTH VIC 3805**

 4
  2
  10

Sold Price ^{RS} **\$1,890,000** Sold Date **14-Apr-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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