

## 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

6 Fira Court 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

\$660,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,650

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2020

to

30 Sep 2021

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

2 Greenacre Crescent Narre Warren VIC 3805	\$690,000	23-Jun-21
21 Archibald Avenue Narre Warren VIC 3805	\$670,000	06-May-21
1 Edgewood Close Narre Warren South VIC 3805	\$680,000	03-Aug-21

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: 06 October 2021



## OBrien Real Estate

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### 2 Greenacre Crescent Narre Warren VIC 3805

Sold Price **\$690,000** Sold Date **23-Jun-21**

3 1 2

Distance **0.26km**

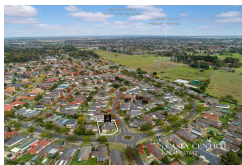


### 21 Archibald Avenue Narre Warren VIC 3805

Sold Price **\$670,000** Sold Date **06-May-21**

3 2 2

Distance **1.22km**



### 1 Edgewood Close Narre Warren South VIC 3805

Sold Price **\$680,000** Sold Date **03-Aug-21**

3 2 2

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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