

## 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

12 WARRENWOOD PLACE 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

\$770,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,500

Property type

House

Suburb

Narre Warren

Period-from

01 Dec 2021

to

30 Nov 2022

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 ADA COURT NARRE WARREN VIC 3805	\$760,000	02-Nov-22

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: 08 December 2022

**2 ADA COURT NARRE WARREN  
VIC 3805** 3  2  2

Sold Price

<sup>RS</sup>**\$760,000**

Sold Date

**02-Nov-22**

Distance

**0.54km****RS** = Recent sale**UN** = Undisclosed Sale

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