

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

5 DUNCRAIG 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

\$760,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Narre Warren

Period-from

01 Mar 2022

to

28 Feb 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

3 CAPRICE PLACE NARRE WARREN VIC 3805	\$765,000	17-Jan-23
9 JUDITH CLOSE NARRE WARREN VIC 3805	\$780,000	29-Dec-22
56 TOMASETTI CRESCENT NARRE WARREN VIC 3805	\$830,000	20-Dec-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: 27 March 2023



3 CAPRICE PLACE NARRE WARREN VIC 3805

 3
  2
  4

Sold Price

^{RS}

\$765,000

Sold Date

17-Jan-23

Distance

0.17km



9 JUDITH CLOSE NARRE WARREN VIC 3805

 3
  2
  2

Sold Price

\$780,000

Sold Date

29-Dec-22

Distance

1.21km



56 TOMASETTI CRESCENT NARRE WARREN VIC 3805

 4
  2
  4

Sold Price

\$830,000

Sold Date

20-Dec-22

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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