

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

27/7-9 DENISE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Narre Warren

Period-from

01 Nov 2021

to

31 Oct 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

13/52-60 VICTORIA ROAD NARRE WARREN VIC 3805	\$485,000	15-Sep-22
2/25-27 MADISON AVENUE NARRE WARREN VIC 3805	\$500,000	04-Oct-22
1/14 FOUNTAIN DRIVE NARRE WARREN VIC 3805	\$475,000	31-Aug-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: 29 November 2022



13/52-60 VICTORIA ROAD NARRE WARREN VIC 3805

Sold Price

\$485,000

Sold Date

15-Sep-22
 2

 1

 1

Distance

1.21km


2/25-27 MADISON AVENUE NARRE WARREN VIC 3805

Sold Price

\$500,000

Sold Date

04-Oct-22
 1

 1

 2

Distance

1.34km


1/14 FOUNTAIN DRIVE NARRE WARREN VIC 3805

Sold Price

^{RS} **\$475,000**

Sold Date

31-Aug-22
 2

 1

 1

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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