

## 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

49 EMILY DRIVE 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

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$749,750

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2021

to

30 Sep 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 4 MAUDE COURT NARRE WARREN VIC 3805 | \$747,500 | 12-Sep-22 |
| 12 FIRA COURT NARRE WARREN VIC 3805 | \$738,000 | 31-Aug-22 |
| 6 SIRENS PLACE HALLAM VIC 3803      | \$710,000 | 30-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: 31 October 2022



**4 MAUDE COURT NARRE WARREN VIC 3805** Sold Price <sup>RS</sup> **\$747,500** Sold Date **12-Sep-22**  
Distance **0.06km**

 3  2  2



**12 FIRA COURT NARRE WARREN VIC 3805** Sold Price <sup>RS</sup> **\$738,000** Sold Date **31-Aug-22**  
Distance **1.9km**

 4  2  2



**6 SIRENS PLACE HALLAM VIC 3803** Sold Price **\$710,000** Sold Date **30-Aug-22**  
Distance **0.31km**

 4  2  2

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

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