

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

2/25-27 MADISON AVENUE 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

Narre Warren

Period-from

01 Aug 2021

to

31 Jul 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

3/1 WALLOWA CRESCENT NARRE WARREN VIC 3805	\$490,000	17-Mar-21
2/3 SHIRAZ CRESCENT NARRE WARREN VIC 3805	\$520,000	24-Jul-22
1/6 EATON PLACE NARRE WARREN VIC 3805	\$530,000	02-Jun-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: 09 August 2022



**3/1 WALLOWA CRESCENT NARRE
WARREN VIC 3805**

 2  1  2

Sold Price

\$490,000

Sold Date

17-Mar-21

Distance

0.75km



**2/3 SHIRAZ CRESCENT NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

^{RS} **\$520,000** ^{UN}

Sold Date

24-Jul-22

Distance

1.05km



**1/6 EATON PLACE NARRE
WARREN VIC 3805**

 2  1  1

Sold Price

\$530,000

Sold Date

02-Jun-22

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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