

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 POORINDA RISE 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

\$739,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Narre Warren

Period-from

01 Sep 2023

to

31 Aug 2024

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 KEW COURT NARRE WARREN VIC 3805	756000	19-Jul-24
8 DELPHIN COURT NARRE WARREN VIC 3805	750000	28-Jun-24
15 POORINDA RISE NARRE WARREN VIC 3805	772000	22-Jul-24

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.~~

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Nicola Parreira
P 03 8794 6100
M 0407 921 332
E nparreira@barryplant.com.au



3 KEW COURT NARRE WARREN VIC 3805

 3  2  2

Sold Price

^{RS} **756000**

Sold Date

19-Jul-24

Distance

1.28km



8 DELPHIN COURT NARRE WARREN VIC 3805

 3  2  1

Sold Price

^{RS} **750000**

Sold Date

28-Jun-24

Distance

1.17km



15 POORINDA RISE NARRE WARREN VIC 3805

 3  2  3

Sold Price

^{RS} **772000** ^{UN}

Sold Date

22-Jul-24

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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