

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 PENROSE DRIVE NARRE WARREN SOUTH 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,500

Property type

House

Suburb

Narre Warren South

Period-from

01 Nov 2023

to

31 Oct 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

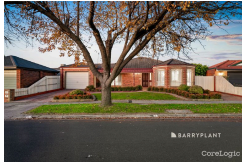
Date of sale

6 SCARBOROUGH DRIVE NARRE WARREN SOUTH VIC 3805	\$770,000	05-Jun-24
9 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805	\$710,000	21-Nov-23
53 SEEBECK DRIVE NARRE WARREN SOUTH VIC 3805	\$716,000	21-Sep-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.~~

This Statement of Information was prepared on: 07 November 2024



**6 SCARBOROUGH DRIVE NARRE
WARREN SOUTH VIC 3805**

3 2 1

Sold Price

\$770,000

Sold Date

05-Jun-24

Distance

1.54km



**9 LANGBOURNE DRIVE NARRE
WARREN SOUTH VIC 3805**

3 2 1

Sold Price

\$710,000

Sold Date

21-Nov-23

Distance

1.76km



**53 SEEBECK DRIVE NARRE
WARREN SOUTH VIC 3805**

3 2 1

Sold Price

\$716,000

Sold Date

21-Sep-24

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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