

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

6 STRAWBENT 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Narre Warren

Period-from

01 Apr 2022

to

31 Mar 2023

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 HERMITAGE RISE NARRE WARREN VIC 3805	\$790,000	02-Feb-23
24 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$865,000	07-Dec-22
5 RANCH COURT NARRE WARREN VIC 3805	\$750,000	29-Mar-23

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: 17 April 2023



4 HERMITAGE RISE NARRE WARREN VIC 3805

 3  1  -

Sold Price

\$790,000

Sold Date **02-Feb-23**

Distance

0.33km



24 MEADOW WOOD WALK NARRE WARREN VIC 3805

 4  2  -

Sold Price

^{RS} **\$865,000**

Sold Date **07-Dec-22**

Distance

0.42km



5 RANCH COURT NARRE WARREN VIC 3805

 4  2  2

Sold Price

^{RS} **\$750,000**

Sold Date **29-Mar-23**

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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