

## 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

13 ANACONDA ROAD NARRE WARREN VIC 3805

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2022

to

31 Oct 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

1 KIALOA COURT NARRE WARREN VIC 3805	\$750,000	08-Sep-23
8 MURDOCH AVENUE NARRE WARREN VIC 3805	\$770,000	05-Jun-23
18 ROZZY PARADE NARRE WARREN VIC 3805	\$780,000	09-Jun-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: 10 November 2023



**1 KIALOA COURT NARRE WARREN  
VIC 3805**

Sold Price

**\$750,000**

Sold Date

**08-Sep-23**



3



2



4

Distance

**0.14km**



**8 MURDOCH AVENUE NARRE  
WARREN VIC 3805**

Sold Price

**\$770,000**

Sold Date

**05-Jun-23**



3



2



2

Distance

**0.33km**



**18 ROZZY PARADE NARRE  
WARREN VIC 3805**

Sold Price

**\$780,000**

Sold Date

**09-Jun-23**



3



2



3

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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