

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

8 LINLITHGOW COURT 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$749,750

Property type

House

Suburb

Narre Warren

Period-from

01 Nov 2021

to

31 Oct 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

6 LASIANDRA CIRCUIT NARRE WARREN VIC 3805	\$872,000	23-Jun-22
86 KURRAJONG ROAD NARRE WARREN VIC 3805	\$870,000	13-Sep-22
2 DION COURT NARRE WARREN VIC 3805	\$900,000	04-Aug-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: 07 November 2022



**6 LASIANDRA CIRCUIT NARRE
WARREN VIC 3805**

 4  2  2

Sold Price **\$872,000** Sold Date **23-Jun-22**

Distance **0.79km**



**86 KURRAJONG ROAD NARRE
WARREN VIC 3805**

 4  2  2

Sold Price ^{RS} **\$870,000** Sold Date **13-Sep-22**

Distance **1.24km**



**2 DION COURT NARRE WARREN
VIC 3805**

 5  2  2

Sold Price ^{RS} **\$900,000** Sold Date **04-Aug-22**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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