

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

4 FERNWOOD ROAD 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Narre Warren

Period-from

01 Jul 2022

to

30 Jun 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

3 FACEY COURT NARRE WARREN VIC 3805	\$791,000	13-May-23
4 BRAMPTON COURT NARRE WARREN VIC 3805	\$780,000	13-Jun-23
8 MURDOCH AVENUE NARRE WARREN VIC 3805	\$770,000	05-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: 08 July 2023

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3 FACEY COURT NARRE WARREN VIC 3805

Sold Price

^{RS}

\$791,000

Sold Date

13-May-23

 3

 2

 2

Distance

0.89km



4 BRAMPTON COURT NARRE WARREN VIC 3805

Sold Price

^{RS}

\$780,000

Sold Date

13-Jun-23

 3

 2

 2

Distance

1.18km



8 MURDOCH AVENUE NARRE WARREN VIC 3805

Sold Price

^{RS}

\$770,000

^{UN}

Sold Date

05-Jun-23

 3

 2

 3

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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