

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

9 LAURUS 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$718,500

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2022

to

30 Sep 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 JANET COURT NARRE WARREN VIC 3805	\$785,000	13-Sep-23
26 GODWIN AVENUE NARRE WARREN VIC 3805	\$788,888	02-Jul-23
58 SANDALWOOD DRIVE NARRE WARREN VIC 3805	\$830,000	21-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: 03 October 2023



**1 JANET COURT NARRE WARREN
VIC 3805**

 3  2  2

Sold Price

^{RS} **\$785,000**

Sold Date

13-Sep-23

Distance

1.44km



**26 GODWIN AVENUE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

^{RS} **\$788,888**

Sold Date

02-Jul-23

Distance

1.04km



**58 SANDALWOOD DRIVE NARRE
WARREN VIC 3805**

 3  2  2

Sold Price

\$830,000

Sold Date

21-Jun-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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